



ASKING PRICE

£399,000



THE DETAILS



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Mill House

Main Road, Glen Maye

£399,000

call in today or visit www.blackgracecowley.com for more details

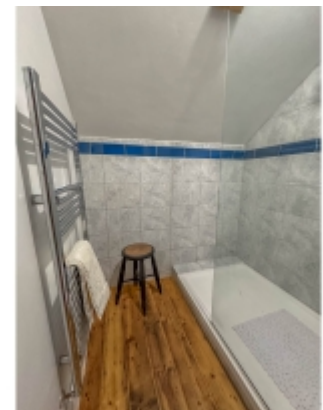
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a: 9 Atholl Place, PEEL, Isle of Man, IM5 1HE



PROPERTY DETAILS FOR
Mill House, Main Road, Glen Maye







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THE DESCRIPTION

- Charming Cottage situated in the picturesque village of Glen Maye
- Nestled beside the Glen Maye River that runs gently through this idyllic hamlet
- Lounge, Sitting Room, Dining Kitchen with Pantry/Utility Room and WC
- Rear Porch/Boot Room
- 2 Double Bedrooms, Study/Occasional Bedroom
- Bathroom, Shower Room, Separate WC
- Large boarded Attic Room
- Air Source Heat Pump
- Viewings highly recommended

THE PROPERTY

Black Grace Cowley are delighted to offer Mill House a beautiful extended cottage sitting next to the Glen Maye River where a Mill once stood in the early 1800's. Located in the village of Glen Maye on the West Coast of the Island renowned for its spectacular sunsets and only a five minute drive to Peel and an easy commute to Douglas, the airport and the South and North towards Ramsey. Entering the property through the front porch which leads into a reception room with stairs leading to the first floor. The reception room to the left of the porch has dual aspect windows, beamed ceiling and feature fireplace with slate mantel and wood burning stove, the reception to the right also has a beamed ceiling, and has a magnificent inglenook fireplace that houses a wood burning stove. Both reception rooms have stripped pine floors with under floor heating throughout the ground floor giving a really cosy cottage feel to this unique property. The lounge leads to a breakfast kitchen with tiled floor, base units, oven, gas hob with extractor fan over, open shelving and patio doors leading to the rear garden. To the right of the kitchen is a pantry with sink, base and wall units, plumbing for laundry services and a WC. To the left is an attractive oak built boot room that overlooks the river flowing below.

Upstairs at the front of the cottage are two generous double bedrooms with beamed ceilings, one with feature fireplace, a bathroom sits between them with roll top bath and sink. Across the landing is a study overlooking the rear garden, river and countryside, this could easily be made into a third bedroom, a separate WC and modern shower room. Stairs lead to the attic room which has potential to be used as a craft, hobbies or games room.



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Outside at the front is a grass laid to lawn and side access to the off-road parking for two vehicles. At the rear of the cottage, accessed via the kitchen or boot room, is a paved and gravelled patio featuring the original mill stone. Across the stream, over a little bridge is access to a vegetable garden and generous wooden shed.

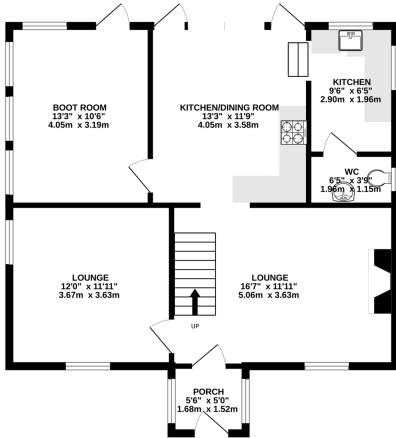
Heating and water is provided via the Air Source Heat Pump located at the side of the house with bottled gas for the hob. Under floor heating on the ground floor. Windows and doors are hardwood double glazed.

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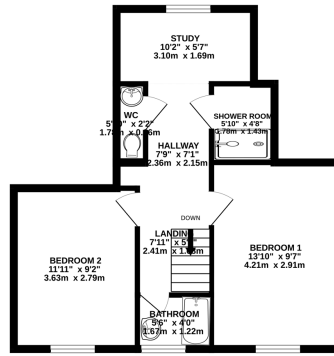
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FLOORPLAN

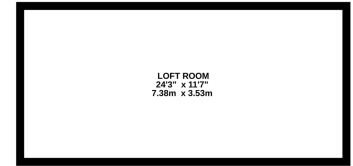
GROUND FLOOR
740 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



2ND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA: 1465 sq.ft. (136.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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