



£355.000

Purt Y Shee, Colby Glen Road, Colby, IM9 4PA

An Individual 4 Bed Detached & Extended Manx Cottage in a Pleasant Location.
Less than 0.3 Miles from Spar Shop & The Colby Glen Pub. Glen Walks Close By.
A Short Walk from Main Bus Route with School Bus En Route.
Renovated by the Current Owners in Recent Years. Neutral Decor & New Carpets.
A Naturally Light & Spacious Property with Many Pleasing Features.
2 Reception Rooms, Kitchen/ Breakfast Room, Utility & Large Integral Garage.
4 Bedrooms (3 Doubles), Including a Superb Master Bed with En Suite Shower Room.
Study/ Dressing Area & Family Bathroom with a Traditional Suite Including Roll Top Bath.
Hardwood Double Glazing & Gas Fired Central Heating.
Off Road Parking Bay for 2 Cars. Private Raised Lawn, Seating Area & Decked Area.



*** A 'MUST SEE PROPERTY' - READY TO MOVE IN TO - NO ONWARD CHAIN ***

DIRECTIONS

From the airport head south passing through Castletown and turning off to Ballabeg and continue on to Colby. Upon reaching the Colby Glen Hotel and Spar travel along the A7 taking the third turning on the right onto the A27 Colby Glen Road and continue along for approx 0.2 miles where the property will be found on the corner of Costain Close with parking to the rear.



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Entrance Area

A hardwood door with a leaded glass insert leads into the entrance area with quality 'Karndean' oak effect flooring which continues through the lounge and dining room. A central staircase leads up to the first floor. Telephone point.

Dining Room 4.19m (13'9") x 2.87m (9'5")

A naturally bright room with a deep set, hardwood double glazed window to the front. Manx stone 'Chiollagh' fireplace with a slate hearth. Arch to inner hall.



Lounge 4.14m (13'7") max x 3.81m (12'6") max

A naturally bright and spacious room with a hardwood double glazed window to the front. A deep set hearth with an exposed lintel above provides the ideal location for a stove - existing not currently certified and will be disconnected. TV, telephone and multiple power points. Archway to the inner hall.



Inner Hall

Having a slate tile effect 'Karndean' flooring which continues through a further clear opening to the breakfast kitchen. Open downstairs area with feature coat hooks.

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Breakfast Kitchen 7.90m (25'11") x 1.75m (5'9") at widest point

Exposed beams and two hardwood double glazed windows looking up to the rear garden. Fitted to one side with a good range of painted, wood fronted drawer and base units together with a solid wood block worksurface and inset Belfast sink with a mixer tap. Integrated fridge and dishwasher. 'Stoves' gas fired range style cooker with two ovens, grill, four burners and a Wok burner together with a tiled splashback and black canopy extractor. Ladder style radiator. 'Worcester' gas fired central heating boiler. Wall mounted cupboard housing the consumer unit. Clear opening to the breakfast area.



Breakfast Area

Space to add a breakfast bar or small table and chairs. Tile effect floor covering. Hardwood double glazed window and matching part glazed door to the rear yard, garden and parking area. Attractive tongue and groove panelling. Door and step down to the utility area and integral garage.



Utility Area 4.57m (15'0") x 1.83m (6'0")

Having a part double glazed, hardwood door to the parking area along with a matching window providing natural light and ventilation. Space and plumbing for a sink and washing machine, space for a tumble dryer. Smoke detector. Concrete floor. Clear opening to the garage.

Integral Garage 4.83m (15'10") x 4.09m (13'5")

A wider than average single garage with excellent conversion potential subject to planning permission. Having a panelled up and over door with a glazed top section for natural light. Multiple power points. Two florescent lights.

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FIRST FLOOR

Bedroom 2 4.42m (14'6") max x 3.96m (13'0") max

A truly spacious room which could easily accommodate a 6ft bed and free standing furniture. Having a hardwood double glazed window to the front overlooking the neighbouring gardens. Clear opening to an additional small dressing room with an open fronted cupboard built in over the stairs and a hardwood double glazed window to the front.



Rear Landing/ Study Area 2.16m (7'1") x 1.93m (6'4")

A versatile space located between bedroom 4 and the family bathroom. A hardwood double glazed window looks over the rear garden.



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Family Bathroom 3.20m (10'6") x 1.88m (6'2")

A spacious room fitted with a classic white suite of pedestal basin and WC together with a double ended roll top bath set on a feature tiled plinth and having a mixer shower attachment. The remainder of the floor is tiled in a tumbled stone effect. Feature tongue and groove panelling behind the bath. Obscure double glazed hardwood window to the rear elevation. Built in airing cupboard, shelved to one side and housing a slim line pressurised hot water cylinder. 'Bright white' ceiling light. Chrome ladder style radiator/ towel warmer.



Bedroom 4 4.06m (13'4") x 1.75m (5'9")

A large single room with a hardwood double glazed window to the rear. Ample space for free standing furniture.



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Bedroom 3 3.45m (11'4") x 2.92m (9'7")

A double room with a hardwood double glazed window to the front enjoying a pleasant rural outlook over the neighbouring garden.



Master Bedroom 4.75m (15'7") x 4.14m (13'7")

A superb addition to the property completed in 2018. Having a high angled ceiling with feature beams, inset directional lighting, two 'Velux' windows and two hardwood double glazed windows to the front. Ample space for a 6ft bed and extensive bedroom furniture. Lighting controls on either side of the bed in addition to the main switch. Smoke detector. Door to the en suite shower room.



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En Suite Shower Room 3.12m (10'3") x 1.75m (5'9")

Fitted with a classic suite of WC and pedestal basin together with a step in enclosure with a glass screen, overhead drench shower, tiled surround and low profile base. Tiled floor. Electric towel warmer/ radiator. 'Envirovent' extractor. 'Bright white' light and LED downlights.



OUTSIDE

To the side of the property is a two car parking bay with bulk storage gas bottles set on a slabbed hard standing. Clear opening to the rear yard with concrete steps leading up to the rear garden.



Rear Elevation



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Rear Garden

Laid to lawn with a raised seating area to the rear and a further deck to the other side, which enjoys all day sunshine. Fenced for privacy and shelter. Mature shrubs and rose bushes to the border. Large productive apple tree producing cooking apples which are reputed to be good for cider making too!



Rear Garden pic 3



Services Mains electricity, water & drainage. Gas fired central heating - bulk storage bottles.

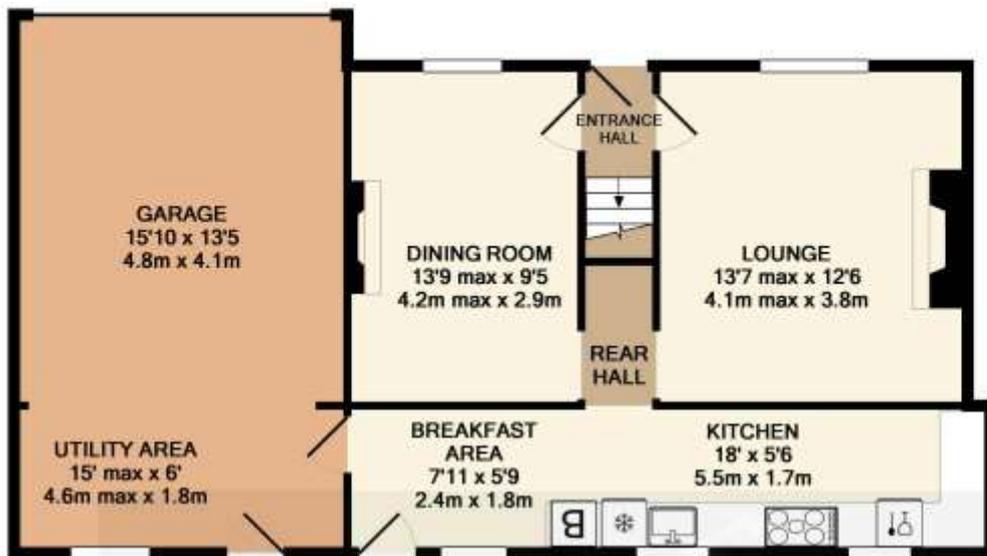
Tenure Freehold

Rateable Value For further information please contact the rates department on (01624) 685661.

Viewings Strictly by appointment with the Agent Quayles Limited.

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FLOOR PLANS



GROUND FLOOR
APPROX. FLOOR
AREA 791 SQ. FT.
(73.5 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 785 SQ. FT.
(73.0 SQ. M.)

TOTAL APPROX. FLOOR AREA 1577 SQ. FT. (146.5 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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All measurements given are approximate. It is not our intention to mislead and therefore we recommend a personal inspection of the property. Prospective purchasers should rely on their own enquiries and legal searches before committing to purchase and advice should be sought from the appropriate professionals where required.