



£875,000

## Marown Manor, Main Road, Glen Vine, IM4 4BQ

An Individual Detached Property (Circa 1999) Enjoying Fabulous Rural Views. Well Planned with Many Ornate Features & a Practical Layout.

Conveniently Located for All Island Access, on the Main Bus Route Within the Catchment Area of Popular Marown Primary School.

Impressive Entrance Hall with Dividing Staircase and Galleried Landing. Generous Lounge Leading to a Cosy Sun Room.

Good Size Study to the Front. Spacious Family Kitchen with Breakfast Area Enjoying Far Reaching Views.

Utility Room, Guest Cloakroom WC and Useful Walk In Store/ Cloakroom.

4 Exceptionally Spacious Bedroom Suites, 2 with Rear Facing Balconies.

2 Contemporary Styled Shower Rooms, 1 Wet Room & 1 Bathroom.

Gas Fired Central Heating with Underfloor Heating to Some Areas.

Full uPVC Triple Glazing (Fitted by 'Everest' Approx 2018 – Clear Glazing).

Detached Double Garage with a Fully Fitted Games Room/ Home Office Above.

Sweeping Driveway to the House with Turning/ Parking Space.

Enclosed, Rear Garden with Mature Planting & Large South Facing Patio.

Iron Steps Lead Down to the Old Railway Line - Ideal Pedestrian Access During TT Week.

**\* A FINE PROPERTY WHICH MUST BE VIEWED TO BE TRULY APPRECIATED \***

## DIRECTIONS

Travel out of Douglas along Peel Road, passing through Union Mills with its Spar shop / Post Office and Public House. Continue through Glen Vine passing Marown Church on the left. Marown Manor is the second property thereafter with a wide, shared entrance providing guest parking and leading down the private drive to the house.



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## ACCOMMODATION

### GROUND FLOOR

A recessed porch with a solid oak entrance door and transom lights lead into the impressive reception hall.



**Reception Hall** 5.23m (17'2") x 4.34m (14'3")

A fabulous space with a dividing staircase being the most prominent feature. Quality 'Mahogany' floor covering. Period style radiators blend with the solid oak panelling. Decorative architrave's and coving complete the look. Feature archway. Ceiling rose with chandelier. Recessed downlights. Under stairs cupboard. Part glazed, double doors lead into the lounge.



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**Lounge** 8.03m (26'4") x 5.16m (16'11")

A fabulous, triple aspect room featuring a brick inglenook fireplace with an inset glass fronted stove. Four uPVC windows. Ornate cornice. Two ceiling roses with chandelier light fittings. Recessed downlights. TV, telephone and satellite points. Part glazed double doors to the sun room.



**Sun Room** 3.53m (11'7") x 2.18m (7'2")

Enjoying fabulous views across Ellerslie via triple folding 'Everest' doors with uPVC windows to either side. Coved ceiling. Centre rose and chandelier. Recessed downlights.

**Dining Room** 5.26m (17'3") x 3.58m (11'9")

Dual access via part glazed oak doors. Enjoying fabulous views courtesy of two, double glazed windows and sliding patio doors which lead out to the terrace. Decorative cornice with centre rose, chandelier and downlights. TV and telephone points. Picture lights.



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### Breakfast Kitchen 5.38m (17'8") x 5.16m (16'11")

A spacious, well planned room with a centre island, painted wall and drawer line base units together with a large, contrasting dresser unit. Granite worksurfaces provide a quality finish along with twin ceramic sinks with a mixer tap, spray and filtered water tap. 'Falcon' range style electric oven with a concealed filter hood above. Integrated dishwasher, 'Miele' low energy freezer, full height fridge and 'Neff' microwave. Background tiling. Cornice, ceiling rose, downlights and decorative light fitting. Part glazed door to the utility room. Quality 'Amtico' washed oak effect floor covering continues through a clear opening to a separate breakfast area which enjoys fabulous panoramic views to Ellerslie with 'Everest' folding doors leading out to the patio and dual windows to either side. NB windows have been replaced with unleaded panes.



Kitchen cont'd



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## Breakfast/ Seating Area



### Utility 2.62m (8'7") x 2.31m (7'7")

Fitted with oak fronted wall and base units together with laminate worksurfaces incorporating a 1 1/4 bowl stainless steel sink with a lever mixer tap. 'Worcester' gas fired boiler. Background tiling. Ornate coving. Window to the front. Space for a washing machine and tumble dryer. Half glazed door to the side of the property.

### Study 2.87m (9'5") x 2.64m (8'8")

Located to the front of the property with a uPVC window. Ornate cornice and ceiling rose. Central chandelier.

### Cloakroom WC

Tiled to mid height with a contrasting, heated tiled floor. Fitted with a contemporary suite of vanity unit and top mounted basin along with a push button flush WC. Ornate cornice and rose. Obscure glazed uPVC window.

### Cloakroom

With coved ceiling and rose and a uPVC window. Coat hooks. Victorian style servant's bell. 'Mahogany' floor covering.

## FIRST FLOOR

A superb, galleried landing with oak balustrades adds a touch of luxury with a central chandelier and ornate cornice.



### Bedroom 4 4.24m (13'11") x 4.09m (13'5")

A large double room featuring triple 'Everest' folding uPVC double glazed doors which open to a good size balcony with panoramic rural views and safety rails. Telephone point. Recessed built in study unit (former wardrobe). Ornate cornice and centre rose. Door to the en suite shower room.



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#### Bedroom 4 En Suite Shower Room 2.62m (8'7") x 1.96m (6'5")

Tiled to mid height to contrast with the heated tiled floor. Fitted with a contemporary styled suite comprising console with a top mounted circular basin and illuminated mirror above, quadrant enclosure housing a thermostatically controlled, fully plumbed shower with a light/ extractor above together with a push button flush WC. Chrome ladder style towel warmer. Obscure glazed uPVC window. Cornice and downlights.



#### Bedroom 2 5.13m (16'10") x 3.73m (12'3")

A large double room with dual uPVC windows to the front. Currently utilised as a sitting room. Measurement includes a wall of built in wardrobes with bi fold doors. Cornice and centre rose with modern light fitting. Recessed downlights. Inner hall with fitted linen cupboard and door to the en suite bathroom.

#### Bedroom 2 En Suite Bathroom 2.54m (8'4") x 2.34m (7'8")

A traditionally styled room with painted tongue and groove panelling to dado height. Fitted with a white 'Heritage' suite comprising pedestal basin, WC and panelled bath with a folding screen, background tiling and mixer shower attachment. Deep set obscure glazed uPVC window. Cornice and recessed downlights. 'Silavent' extractor. 'Amtico' floor covering. Vanity unit. Shaver point.

### Bedroom 3 5.11m (16'9") x 3.35m (11'0")

A bright and spacious room with triple uPVC windows. Built in low level storage units. Cornice, downlights and ceiling rose. Arch to inner hall with built in, shelved cupboards. Door to the en suite wet room.



### Bedroom 3 En Suite Wet Room 2.51m (8'3") x 2.36m (7'9")

A beautifully appointed room which has been fully tiled in natural slate with under floor heating. Step in shower area with overhead rose, hand held spray and glazed screen together with a toiletry shelf and grab rail. Wall mounted console with an oval basin and steam free mirror above incorporating a digital clock. WC with a concealed cistern. Contemporary towel warmer. Deep set obscure glazed (unleaded) replacement uPVC window. LED downlights. Extractor.



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**Bedroom 1** 5.08m (16'8") x 4.47m (14'8")

A superb, dual aspect room with an unleaded replacement uPVC window and triple uPVC 'Everest' folding doors to balcony which again enjoys the panoramic countryside views across Ellerslie to the Old School House. Ornate cornice, ceiling rose and light. Recessed downlights. Open arch to the walk through dressing area, twin wardrobes either side.



**Bedroom 1 En Suite Shower Room** 2.92m (9'7") x 2.64m (8'8")

A stylish room with walls part tiled in marble with a mosaic relief pattern. Featuring twin stone consoles with matching top mounted polished stone basins. Push button flush WC and an exceptionally large enclosure with rain shower and hand held spray. Coved ceiling with recessed downlights. Obscure double glazed window. Space for two tall boy units. 'Amtico' wood effect floor covering. Wall lights. Contemporary styled radiator. Shaver point. Light/ extractor.



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## OUTSIDE

The property is approached from the road by a wide, shared access which leads down to the house and garage via a private, block paved driveway. Raised, heavily planted beds offer colour and much privacy. A decorative water fountain with a lions head provides an element of charm. The exterior of the building has also been designed to incorporate many intricate architectural details such as Tudor style wood cladding and decorative lead work. Gated access to the rear garden.



### Detached Garage 6.91m (22'8") x 5.84m (19'2")

Accessed via a panelled up and over electronically operated garage door and a further half glazed uPVC door. Two uPVC double glazed windows provide further natural light. Light and power points. External lighting and cold water point. An external iron staircase leads up to the games room/ home office.



### Games Room/ Home Office 5.89m (19'4") x 3.76m (12'4")

A fully decorated and carpeted room which is accessed via a uPVC entrance door. Currently utilised as a private consultancy room - would also be ideal as a games room or home office. Having a uPVC gable window and three 'Velux' roof windows. Light and power points. Access to eaves storage space.

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## Rear Garden

An enclosed and beautifully kept, landscaped garden with an array of mature shrubs and bushes to the borders. The garden itself extends down to the old Railway Line but railings have been installed at the edge of the lawn for safety. The lower level is terraced for ease of trimming. A gated iron staircase is shared by the neighbouring property and gives easy access to the railway line - ideal for country walks and particularly during the TT festival and Grand Prix races with just a short walk to the nearest road off the course.



Rear Garden & Views



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## Rear Patio

A fabulous, South facing area which is ideal for summer entertaining, being ideally placed to enjoy the views. Iron railings form a barrier between this area and the lawn.



## Side Gardens

The garden extends around both sides, and is secure for pets and small children.



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**Services** Mains water, electricity & drainage. Gas fired central heating and uPVC double glazing.

**Tenure** Freehold

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

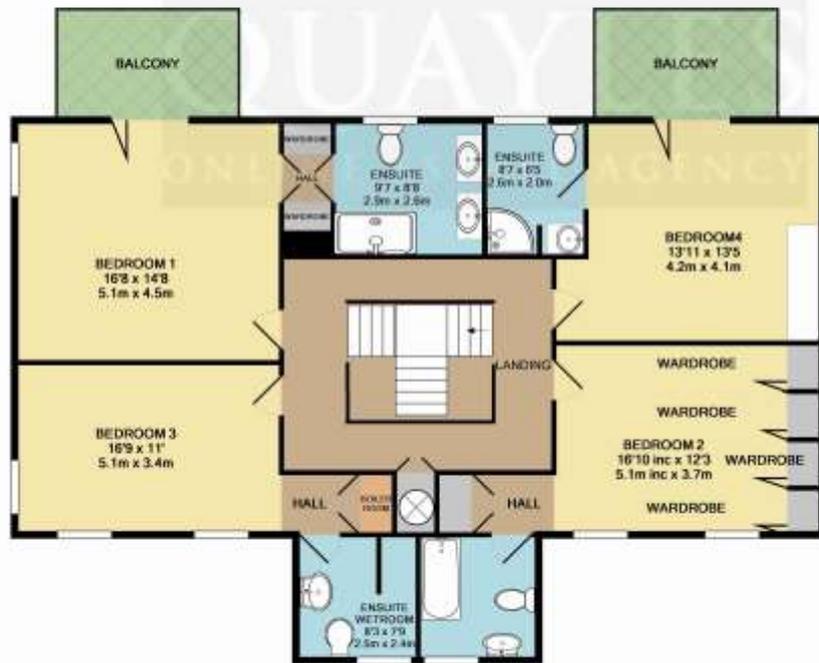
**Viewings** Strictly by appointment with the Agent Quayles Limited.

NOTES:

## FLOOR PLANS



GROUND FLOOR  
APPROX. FLOOR  
AREA: 1608 SQ.FT.  
(149.4 SQ.M)



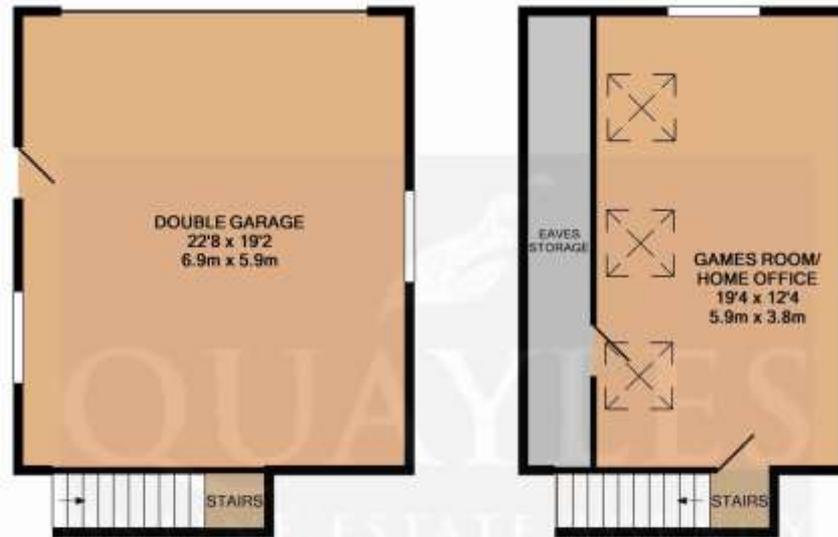
1ST FLOOR  
APPROX. FLOOR  
AREA: 1471 SQ.FT.  
(136.7 SQ.M)

TOTAL APPROX. FLOOR AREA: 3080 SQ.FT. (285.1 SQ.M)

While every attempt has been made to ensure the accuracy of the floor plan, 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 herein have not been checked and all questions as to their operability or efficiency can be given. Made with AutoCAD 2014.

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## GARAGE & GAMES ROOM FLOOR PLAN



GROUND FLOOR  
APPROX. FLOOR  
AREA 468 SQ.FT.  
(43.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 391 SQ.FT.  
(36.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 859 SQ.FT. (79.8 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. The 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.