



£395,000

Oddfellows Cottage, Main Road, Glen Vine, IM4 4BF

An Extended, Traditional Manx Cottage & Studio Holiday Cottage in a Prime Location.
On the Famous TT Course, a Stones Throw from the Ever Popular Marown School.
Additional Rear Parking & Vehicular Access - Exceptionally Useful During Race Days.
Cottage - Very Well Presented Throughout with Lots of Charm & Character.
Comprising Spacious Lounge, Sitting Room, Breakfast Kitchen, Dining Area & Conservatory.
4 Generous Double Bedrooms, Stylish Family Bathroom & Shower Room.
Studio - Open Plan Lounge, Kitchen & Sleeping Area. Separate Dressing Area & Bathroom.
Oil Fired Central Heating with uPVC Double Glazing. Separate Gas Fired C/Heating to Studio.
Enclosed Front Garden. Terraced Landscaped Garden to the Rear with Lawn, Fruit Trees.
Various Seating Areas Including a Large Deck with Summer House.
Storage Shed & Cavity Built Triple Garage/ Workshop (2018) - Great Conversion Potential STPP.



*** A LOVELY FAMILY HOME WITH INCOME POTENTIAL VIA THE HOLIDAY LET - MUST BE VIEWED ***

DIRECTIONS

From the Quarterbridge roundabout travel west along the TT Course. Continue through Union Mills, passing the Spar/ Post Office and Petrol Station. Continue through the lights at Ballagarey and the property will be found on the right hand side, just after the next set of traffic lights with plenty of off road parking and turning space. Please note that the property benefits from its own 'traffic lights' to assist with safe exiting.



Main Parking Area

Plenty of space for residents and guests. Steps lead up to the rear garden. Gate to the front garden of the cottage. Beyond the studio is a covered bike store or open ended wood shed.



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ACCOMMODATION - COTTAGE

Part glazed, uPVC entrance door.



Lounge 5.79m (19'0") max x 4.60m (15'1")

A superb room with a staircase leading off to the first floor. A Manx 'Chiollagh' style fireplace with an inset stove (not certified) provides much character along with the exposed beams and slate tiled floor. A deep set uPVC window with a slate cill enjoys views across to Ellerslie. Directional ceiling lights with matching wall lights. Built in shelved cloaks cupboard with light and coat hooks. Smoke detector. Doors to the sitting room and kitchen.



Lounge pic 2



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Sitting Room 4.55m (14'11") x 3.53m (11'7") max

Manx stone fireplace with a slate mantle and hearth. Please note, the stove pictured is not certified nor included in the sale. Exposed beams. Deep set uPVC window with a slate cill. TV and satellite points.



Breakfast Kitchen 5.59m (18'4") x 3.45m (11'4")

Fitted with a good range of light wood fronted, country style wall, base and glazed display units together with drawers and wine racking. Laminate work surfaces incorporate a breakfast bar and 1 1/4 bowl stainless steel sink with a swan neck mixer tap and a uPVC window above. Space for a full size electric range style cooker with a filter hood above. Plumbing for a dishwasher and washing machine. Space for an 'American' style fridge freezer. Beamed ceiling with inset downlights. Background tiling. Further uPVC window and a glazed uPVC door to the conservatory/ side entrance. Slate tiled flooring continues through a clear opening to the dining area.



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Dining Area 4.17m (13'8") x 3.45m (11'4") max

A good size space, flooded with natural light via a uPVC window in the gable wall. Ample space for a dining table and buffet/ dresser if required. Built in cupboard housing the 'Firebird' oil fired boiler. Recessed LED downlights.



Conservatory/ Side Entrance 4.52m (14'10") x 2.44m (8'0")

A useful addition to the property which doubles as a secondary entrance directly off the drive. Of uPVC construction with a tinted polycarbonate roof. Built in base units and cupboard, one currently concealing a tumble dryer. Coat hooks, night light and tiled floor.



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FIRST FLOOR LANDING

Natural light and ventilation via a timber framed, 'Velux' roof window. Display shelf. Smoke detector. Power points.



Shower Room

An 'L' shaped room which has been tiled to mid height to match the flooring. Fitted with a contemporary suite of quadrant enclosure with an electric 'Mira' shower, vanity unit with a top mounted basin and a WC with a concealed cistern. Close boarded ceiling with inset spotlights. Deep set, obscured uPVC window. Wall mounted mirror. Chrome ladder style towel warmer. Original wooden door.



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Bedroom 2 4.60m (15'1") x 3.45m (11'4")

An excellent double room with a deep set uPVC window to the front with fitted blinds, enjoying distant views across to Ellerslie. Ample space for a 6ft or twin beds. Modern vertical radiator to the alcove. Spotlight fitting. Original wooden door. High angled ceilings.



Bedroom 1 4.70m (15'5") x 3.66m (12'0")

The largest of the four rooms, again having space for a 6ft bed if required. A range of modern furniture including wardrobes, drawers and a desk/ dressing table will be included in the sale. Deep set uPVC window. High angled ceilings. Original wooden door.



Bedroom 4 3.51m (11'6") max x 3.38m (11'1")

A double room with a uPVC window to the gable. Original feature cast iron fireplace with an exposed lintel. High angled ceiling. Original wooden door.

Family Bathroom 2.44m (8'0") x 1.85m (6'1")

Fully tiled walls and floor in contrasting tones of grey to complement the white suite of bath with a mixer shower attachment and glazed screen, vanity unit with a top mounted basin and illuminated mirror above. WC with a concealed cistern. Built in shelved linen cupboard. Deep set uPVC window. Modern vertical radiator. Inset LED downlights. 'Icon' extractor.

NB measurement given includes the linen cupboard.



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Bedroom 3 4.34m (14'3") x 3.56m (11'8")

A light and airy double room with space for free standing wardrobes and a 6ft bed if required. Original cast iron feature fireplace. Deep set uPVC window with fitted blind. High angled ceiling with inset LED lights. Original wooden door.



Studio Holiday Let

The studio is currently registered with the Tourist Board as 4 Star holiday accommodation. A very well planned and presented property which will be offered as seen, allowing the new owners to pick up the existing business with ease. Attached to the studio is an open ended bike or wood store approximately 8ft wide (car access could be limited due to the gas meter box).



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Kitchen Area 2.03m (6'8") x 1.98m (6'6")

Accessed via a uPVC entrance door. Well designed within the space, fitted with a range of wall, base and drawer units together with stainless steel edged work surfaces incorporating a circular sink and drainer with a lever mixer tap. Inset four ring gas hob with an electric fan oven beneath and a filter hood above. Appliances include a slim-line dishwasher, fridge with ice box and a washing machine. Background tiling. Obscure glazed uPVC window.



Open Plan Living/ Sleeping Area 5.18m (17'0") x 3.20m (10'6") inclusive

A characterful space having a vaulted ceiling with inset spotlights. The main area is split level and comprises a seating area with two uPVC windows, both with fitted vertical blinds. Useful fold away breakfast table. Cupboard housing the consumer unit. Wood effect flooring. One step up to the sleeping area.



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Living Space cont'd



Sleeping Area

A carpeted area having space for a double bed and a further uPVC window with fitted blinds. A sliding door leads to the dressing area.



Dressing Area 1.98m (6'6") x 1.52m (5'0")

Cleverly designed to incorporate a dressing table shelf with a mirror and spotlights above together with a wardrobe, shelving and additional storage space. High level shelf, ideal for suitcases. Door to the bathroom.



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Bathroom 1.98m (6'6") x 1.65m (5'5")

Fully tiled walls and floor to complement the contemporary white suite of bath with an electric 'Triton' shower over and a curtain rail. Towel/ toiletry shelves. Push button flush WC and pedestal basin with a mixer tap, glass shelf, shaver light and mirror. Inset spot lights and extractor unit.



OUTSIDE

The terraced gardens enjoy pleasant distant views to Ellerslie.



Lower Terrace

Tucked away behind the property is a good sized timber shed and access down to the front garden. Steps lead up to the upper level which is mostly laid to lawn. The pathway continues to a private decked area and summer house then continues on to the garage and rear access.



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Upper Lawn

A lovely place to sit and enjoy the views. Planted with mature apple and plum trees. Enjoying much privacy.



View from Upper level

Behind the holiday let is a seating area which is currently reserved for guests.



Private Deck and Summer House



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Triple Garage/ Workshop

Constructed approx 2018 - of cavity construction with three uPVC windows and pedestrian access to the side. Up and over panelled door. Fitted storage units. Light and power points. Offering excellent conversion potential subject to planning permission/ building regulations. Off road parking for two cars. Access rights over the short lane to the road behind which leads off the TT course - ideal on race days!



Garage pics 2 & 3



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Services All mains services are installed. Oil fired central heating to the house. Gas fired central heating to the studio.

Tenure Freehold

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

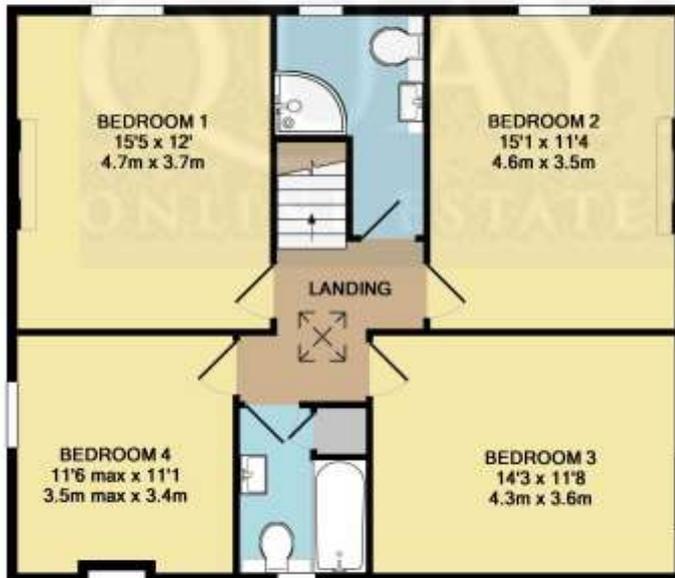
Viewings Strictly by appointment with the Agent Quayles Limited.

NOTES:

FLOOR PLANS



GROUND FLOOR
APPROX. FLOOR
AREA 908 SQ.FT.
(84.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 801 SQ.FT.
(74.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1709 SQ.FT. (158.8 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. 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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Studio Floor Plan



TOTAL APPROX. FLOOR AREA 289 SQ.FT. (26.8 SQ.M.)

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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.