



£495,000

Thie Ny Schoill, Kion Slieu Hill, Foxdale, IM4 3HB

'The Schoolmaster's House'

An Attractive Detached Property Constructed of Foxdale Granite Circa 1860's.
Semi Rural Location Enjoying Pleasant Distant Views Across to Slieau Whallian.
Naturally Bright & Spacious Accommodation Requiring Repair & Modernisation.
2 Generous Reception Rooms, Large Fitted Kitchen, Utility & Shower Room.
4 Double Bedrooms, Family Bathroom & Adjacent WC with Hand Basin.
Oil Fired Central Heating with LPG Gas to Heat Water.
Timber Framed Windows (Original & Modern). Two uPVC Windows to the Rear.
Generous South West Facing Front Garden with Large Patio, Lawn & Veg Plot.
Double Gated Driveway Leading to Two Adjacent Garages 1 Large, 1 Single.

*** A SUPERB FAMILY SIZED PROPERTY WORTHY OF FURTHER INVESTMENT ***



DIRECTIONS

Travel along the TT Course to Ballacraine, taking a left turn at the crossroads. Continue through The Hope and into Lower Foxdale, up the hill and past the petrol station/ Spar/ Post Office taking the next left turn onto Mines Road. Carry on past Foxdale primary school and take a left turn at the bend in the road, up onto Kion Slieu Hill. The property will be found approx 150 yards up on the right hand side, directly opposite the attractive St Paul's Church.



ACCOMMODATION

GROUND FLOOR

A painted wooden door with double glazed panels and surround leads into the vestibule.



Vestibule

Original cornice and picture rail. Part glazed inner door and surround. Wall light and power points.



View from Front



Reception Hall

Original cornice and picture rail. Phone and power points. A half turned staircase with a double glazed window at the half landing, leads up to the first floor. Understairs shelved larder cupboard with original timber framed window. Clear opening to the inner hall.



Living Room 4.62m (15'2") max x 3.96m (13'0")

A superb room with a Georgian style timber framed sash window providing distant views across to Slieu Whallian over the front garden. Original wood panelling. TV and satellite points. Panelled ceiling with picture rail.



Dining Room 3.99m (13'1") max x 3.25m (10'8")

Having a similar sash window to the living room and again, enjoying the views. Wooden fire surround with boarded and vented fireplace. Original cornice and picture rail.



Kitchen 3.73m (12'3") x 3.78m (12'5")

Fitted with a wide range of country style oak fronted wall and drawer line base units together with stainless steel sink unit. Space for a large cooker with a filter hood above. Cupboard housing the electricity meter. Original timber framed sash window to the rear elevation. Ceiling spotlight fitting. Original part glazed door to the rear porch.



Rear Porch

Having a pitched roof with exposed beams within. A deep set uPVC double glazed panel provides natural light. Painted wooden entrance door.

Inner Hall

Doors to the shower room and utility.



Shower Room 1.32m (4'4") x 1.22m (4'0")

Fully tiled and fitted with a shower cubicle and electric shower, WC and wall mounted basin. Extractor.



Utility Room 2.54m (8'4") x 2.44m (8'0") max

Fitted wall, base and drawer units together with work surfaces incorporating a circular sink. Original timber framed sash window with 'Vent-Axia' extractor installed. 'Firebird' oil fired boiler.



FIRST FLOOR

Landing

Smoke detector. Spot lights. Double power points. Clear opening to the inner hall with access via a pull down ladder to the extensive attic with a glazed roof light.



WC 1.65m (5'5") x 1.52m (5'0")

Fitted with a white WC and vanity unit with an inset basin. Obscure glazed timber framed window.



Bathroom 3.23m (10'7") x 2.31m (7'7") max

Adjacent to the WC. Having a large, shelved airing cupboard housing the 'State' 'turbo super saver' self cleaning hot water cylinder. Tall ladder style towel warmer. Traditional white bath with an electric 'Mira' shower over. Vanity unit and dressing table with an inset basin and a mirror fronted cabinet above. Tiled walls and obscure glazed window to the rear elevation.



Bedroom 1 3.96m (13'0") x 4.11m (13'6") max

A spacious double room with a timber framed sash window enjoying the frontal views. Built in wardrobes to one wall. Ample space for a 'Super King' size bed if required. TV point.



Bedroom 4 2.84m (9'4") x 2.16m (7'1")

A small double room again enjoying the views via a timber framed sash window.



Bedroom 3 3.89m (12'9") x 3.76m (12'4") max

A superb double room which could easily accommodate a 'Super King' size bed if required, along with free standing furniture. Far reaching views via a timber framed sash window. TV point.



Bedroom 2

An excellent double room again having space to accommodate a 'Super King' size bed. Located to the rear of the property with a double glazed window.



OUTSIDE

Aerial view



Drive

Accessed via a pair of painted wooden gates. The concrete drive continues to the garage and workshop. Having a raised bed and stone wall to the rear boundary. Security light.



Garage/ Workshop 1 5.28m (17'4") x 5.74m (18'10")

Could easily house a car with workspace beside. Painted wooden entrance doors. Light and power points.

Garage 2 4.42m (14'6") x 3.38m (11'1")

Suitable for one car or as a useful store. Light and power. High level storage space. Double door access.



Pathway to Front

A concrete pathway with a further raised bed and gate leads to the front of the property.



Front



Front Patio

Paved in concrete for ease of maintenance. Enjoying a south westerly aspect and enjoying maximum sunshine hours and a pleasant outlook to the hills and St Peters Church. Heavily planted beds with mature shrubs and access to the inner side where the polyethylene oil storage tank and wood store are located.



Front Pedestrian Access

Painted double gates provide further pedestrian access. The garden continues down with a good size lawn and former vegetable plot. Fences and stone walling to the remaining boundaries.



Lower Lawn



Lower Lawn/ Veg Plot



Aerial Pictures



Aerial pic 3



Services Mains water, drainage and electricity. Oil fired central heating. Mains LPG gas to heat water.

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
1195 sq.ft. (111.1 sq.m.) approx.



1ST FLOOR
723 sq.ft. (67.1 sq.m.) approx.



QUAYLES
ONLINE ESTATE AGENCY

TOTAL FLOOR AREA: 1918 sq.ft. (178.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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