



£325,000

## Sunnybank, Patrick Corner, Patrick, IM5 3AL

An Attractive, Extended 4 Bed Manx Stone Cottage (Circa 1860's) in a Semi Rural Location with Fabulous Views.  
On the Bus Route and a Short Drive to Glen Maye & Peel with it's Schools, Shops, Beach & Many Amenities.  
Formerly 2 Dwellings, Offered in Good Order Throughout with Plenty of Cottage Charm & Character.  
Comprising Spacious, Full Width Lounge & Adjacent Kitchen/ Diner/ Family Room with a 'Rayburn Supreme' Range.  
Rear Hall Accessing the Garden & Rear Yard with a Cloakroom WC & Store Cupboard.  
4 Bedrooms (3 Doubles) Enjoying Pleasant Views Across the Fields & Church Allotments.  
Traditionally Styled Bathroom with a 4 Piece Suite Including a Separate Shower & Airing Cupboard.  
The Solid Fuel Range Supplies the Heating & Hot Water in Addition to an Electric Immersion Heater.  
Having a Mixture of Modern uPVC and Timber Framed Windows with uPVC External Doors.  
Private Lawned Cottage Garden to the Side with a Wooden Storage Shed. Useful Enclosed Yard to the Rear.

**\* A SUPERB PROPERTY IN A PLEASANT LOCATION WHICH SIMPLY MUST BE VIEWED TO BE FULLY APPRECIATED \***

## DIRECTIONS

From Douglas, head west along the Peel Road (TT Course) and continue straight across at the Ballacraigne Crossroads and through St Johns village. Continue past Tynwald Hill and take the next left just after Greens Cafe, with The Tynwald family friendly pub on the right. Continue along Station Road taking the next right onto the Patrick Road. Continue all the way along to the T junction (Patrick Corner) and turn right. Sunnybank is the second of two cottages, being easily identified by our photograph. Public parking spaces located a short distance along on the right hand side just after the Knockaloe Visitors Centre.



## GROUND FLOOR

Three steps lead up to the uPVC entrance door with a glazed fanlight and a painted wooden canopy with glazed side lights.

### Entrance Area

A staircase with wood panelling to dado height leads up to the first floor landing. Exposed beams and picture rail. Door to the lounge.

### Lounge max 7.14m (23'5") x 3.15m (10'4")

A fabulous double width room with two deep set uPVC bow windows to the front. Features include a Manx stone chimney breast with an open grate fireplace, matching hearth and two display niches together with wooden shelves to either side. Exposed beams. Traditionally styled wall and ceiling lights. Open area beneath the stairs. Television point. A hardwood panelled door leads through to the kitchen/ dining/ family room.



Lounge continued



**Kitchen/ Dining/ Family Room 9.80m (32'2") x 2.31m (7'7") min**

A superb room with plenty of space for dining and additional casual seating. Quarry tiled flooring throughout which continues into the rear hall. Tongue and groove clad ceiling.



## Kitchen Area

Fitted with a wide range of contour fronted, country style wall, glazed display, drawer and base units together with open ended display shelves. Laminate work surfaces incorporate an ivory coloured sink and drainer with a mixer tap. A 'Rayburn Supreme' solid fuel range provides hot water, central heating and cooking facilities. Space for a washing machine, dishwasher and fridge. Integrated freezer. Built in electric oven with an inset 'AEG' four ring induction hob above and a pull out filter. A deep set uPVC window looks out over the rear yard.



## Seating Area

Having a timber framed window with a built in seat beneath. Large recessed, shelved cupboard. Space for a dresser or similar. Large built in cloaks cupboard.



## Dining Area

A timber framed window enjoys a pleasant outlook over the side garden. Ample space for a dining table and chairs in addition to a side board etc. A glazed multi pane door leads out to the rear hall.

## Rear Hall

Wood panelling to walls and ceiling. A half glazed uPVC door leads out to the front of the property. Deep set storage cupboard. Door to the Cloakroom WC.

## Cloakroom WC

Fitted with a suite of WC and corner basin. Cupboard housing the electric fuse board. Tiled walls and wood panelled ceiling.

## FIRST FLOOR

### Landing

Boarded ceiling, picture rail and wood panelling to dado height. Access to the loft. Smoke detector. Power points.

### Bedroom 3 max 4.42m (14'6") x 2.34m (7'8")

An L shaped room which can accommodate a double bed. Dual aspect uPVC windows look out over the Church allotments to the rear and open fields to the front. Space for free standing furniture. Boarded ceiling. Oak effect, laminate floor covering.



Views from Bedroom 3



#### Bedroom 4 4.01m (13'2") x 1.42m (4'8")

A single room enjoying views across the allotments to the hills beyond. Built in shelving to one wall. Close boarded wooden ceiling. Solid wood, stained and sealed floorboards. Space for a chest of drawers.

#### Bedroom 4 Outlook



**Bedroom 2** 3.76m (12'4") max x 3.25m (10'8") max

A further L shaped double room with an angled close boarded wooden ceiling and a deep set uPVC window providing a rural outlook. Built in desk/ shelving unit to one corner.



**Bedroom 1** max 3.89m (12'9") x 3.23m (10'7")

A good size double room, again having a close boarded, high angled ceiling with two deep set uPVC windows enjoying the far reaching rural views. Built in wardrobe with high level and full height shelving together with a hanging rail. Ample space for additional drawers and a dressing table.



**Bathroom** 3.28m (10'9") max x 2.36m (7'9") max

A spacious room fitted with a traditionally styled white suite of WC, panelled bath with a mixer shower attachment, vanity unit with an inset basin and a corner cubicle housing a 'Mira' electric shower. Close boarded ceiling with inset downlights. Tiled walls and floor. A built in airing cupboard houses the insulated hot water cylinder with fitted immersion heater. Obscure glazed uPVC window. Space for a laundry basket. Combined radiator/ towel warmer.



## OUTSIDE

The front boundary is a Manx stone wall with a wooden gate accessing a concrete pathway which leads all around to the rear yard. Coal bunker. Three shallow steps lead up to the side garden.



## Side Garden

A very sheltered and private garden which is primarily laid to lawn with a paved patio area and Manx hedge boundaries. Established cherry, birch and chestnut trees together with mature hedging and a Manx palm. Fencing to the rear. Wooden storage shed. Outdoor light.



Side Garden pic 3



Rear Yard

Wall to the rear boundary with a raised bed planted with established raspberry canes, honeysuckle and roses giving fragrance and colour. External light. Paved for ease of maintenance.



**Services** Mains water, electricity and drainage. Solid fuel heating & hot water via the 'Rayburn' range. Additional hot water via the electric immersion heater. Combination of single glazed, timber framed windows and uPVC windows and doors.

**Inclusions** Fitted carpets, floor coverings and light fittings.

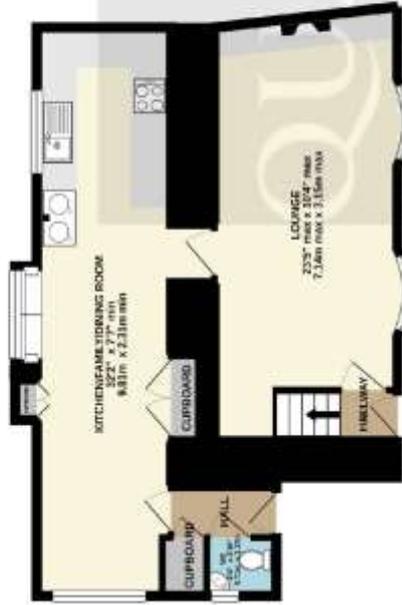
**Tenure** Freehold

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

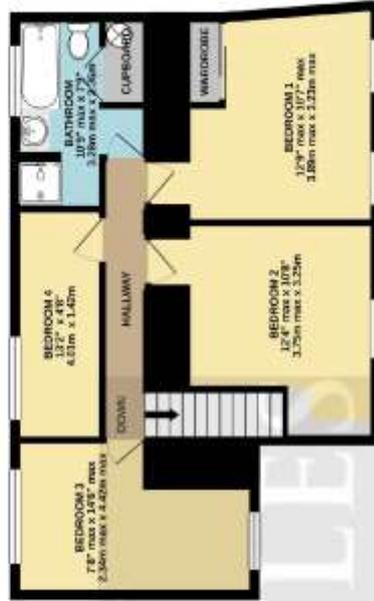
**Viewings** Strictly by appointment with Quayles Online Estate Agency.

# FLOOR PLANS

**GROUND FLOOR**  
555 sq.ft. (51.6 sq.m.) approx.



**1ST FLOOR**  
559 sq.ft. (51.9 sq.m.) approx.



**TOTAL FLOOR AREA: 1114 sq.ft. (103.5 sq.m.) approx.**

While every attempt has been made to ensure the accuracy of the Applicant's construction measurements of plots, sections, notes and any other items are approximate and the responsibility to take 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 Applicant does not warrant, represent, or guarantee that the measurements shown on this plan are correct, and the Applicant shall not be held responsible for any errors or omissions that may occur in the construction of the project.

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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.



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