



£320,000

Break O Day, Main Road, Foxdale, IM4 3EF

Characterful 2-3 Bed Semi Detached Manx Stone Cottage with PP for Alterations & Extension. Enjoying Fabulous Open Countryside Views to the Rear & Across to Archallagan Plantation. Bright & Spacious Accommodation with Many Exposed Beams & Many Charming Rustic Features. Comprising Full Width Open Plan Lounge & Dining Room with Central Staircase. 19'7 Half Galley Kitchen with Boot Room/ Side Porch & Occasional Double Bedroom/ Study. 1st Floor: 2 Double Bedrooms with Built In Wardrobes & Bathroom with a Modern White Suite. Oil Fired Central Heating & Timber Framed Windows. Walled Front Garden Extending to the Side & Rear with Manx Hedge and Stock Proof Fencing. Large Wooden Shed/ Workshop. Public Layby Parking Available Directly Opposite.



*** AN INTERESTING PROPERTY WITH DEVELOPMENT POTENTIAL - VIEWINGS HIGHLY RECOMMENDED ***

DIRECTIONS

From Douglas travel in a westerly direction towards St Johns. Take a left turn at the Ballacraigne traffic lights onto the Curraghs Road and continue straight ahead into Lower Foxdale. Continue through Upper Foxdale, passing the Baltic Pub and the Garage/ Spar shop. Continue up the hill and as the road turns to the right, the property will be observed shortly after on the right hand side, being the second of two with a layby directly opposite which although public, is primarily used by the owners of Break O Day (two spaces opposite) and their neighbours.



ACCOMMODATION



GROUND FLOOR

A double glazed, timber framed door leads into the open plan lounge and dining room.



Lounge & Dining Room max 7.87m (25'10") x 3.89m (12'9")

A central open tread staircase with handrail leads up to the first floor. Timber framed windows with decorative wooden shutters provide fabulous views from both areas to the plantation. A glazed wooden door leads into the kitchen.



Lounge

Featuring a Manx stone open grate fireplace with an integral shelf and seat. Small recessed cupboard to one side. Further character is provided by the exposed beamed ceiling with angle poise spotlights. TV point. Cupboard housing the electric card meter and fuseboard. Clear openings either side of the staircase to the dining area.



Dining Area

A further bright and spacious area with exposed beams, angle poise spotlights and additional fluorescent strip lights. Recesses to either side of the chimney breast, one with a low level shelf and built in cupboard. Smoke detector.



Dining Area pic 3



Kitchen 5.97m (19'7") x 1.98m (6'6")

A half galley style kitchen fitted with a range of hand painted wall and drawer line base units together with a woodblock effect work surface with an inset 'Astracast' style sink and a four ring 'Zanussi' ceramic hob with a built under 'Bosch' electric fan oven. Space for a fridge, freezer dishwasher and washing machine. A large double glazed, timber framed window with a deep cill provides superb views across the adjacent fields to the hills beyond. High angled, close boarded ceiling and high level display shelf. Fluorescent strip lights. Vinyl floor covering. A glazed, multi pane door leads to the porch/ boot room whilst a half glazed door with a fitted blind leads into the study/ occasional bedroom.



Kitchen View



[Study/ Occasional Bedroom](#) 3.86m (12'8") x 2.24m (7'4")

A double size, multi functional room with a large timber framed window to the rear elevation enjoying the rural views. High angled, close boarded ceiling with angle poise spotlights. Feature exposed stone wall and built in, shelved cupboard.



Porch/ Boot Room 2.44m (8'0") x 1.60m (5'3")

Located to the side of the property and providing a useful informal entrance area. Featuring a high angled, close boarded ceiling with great potential for a pull up airer. 'Worcester' oil fired combi boiler. Partially exposed stone walls and a high level window. A further window provides the rear facing countryside views. Wall mounted coat hooks. Tiled floor. Feature post niche. Part glazed timber entrance door.



FIRST FLOOR

Landing

Primarily close boarded with a timber framed window looking out across the adjacent fields. Fitted safety gate. Smoke detector. Cottage style doors to all rooms.

Bathroom 2.74m (9'0") x 1.60m (5'3") max

A combination of plastered and feature exposed stone walls with a deep set timber framed window with blind, enjoying views across the adjacent field. Fitted with a modern white suite comprising large double ended panelled bath with a central mixer tap, wall mounted basin and push button flush WC. Large wall mirrors. Ceiling spotlight fittings. Vinyl floor covering.



Bedroom 2 max 4.39m (14'5") x 2.51m (8'3")

A large single/ small double room located to the front of the property and enjoying rural views across to Archallagan Plantation via two deep set timber framed windows. Built in wardrobe with a hanging rail and shelving. Loft access. Additional built in single wardrobe with high level shelving. Wall mounted display/ bookshelves. Painted close boarded ceiling.



Bedroom 1 3.94m (12'11") x 3.40m (11'2")

A good size double room which can accommodate a 'King Size' bed and bedside drawers. Built in wardrobes and fixed multi tile mirror. Shelves linen cupboard to the alcove. Close boarded ceiling with angle poise spotlights. Feature exposed stone walls. Views to Archallagan via a timber framed window. NB Measurement excludes wardrobe and linen cupboard.



Bedroom 1 pic 3



OUTSIDE

The property benefits from a Manx stone wall to the front boundary with a decorative iron rail. Gated access with shallow steps up to the front and side gardens, the pathway continuing around the front of the property. Several stone steps continue to the rear garden which is primarily laid to lawn with a further higher grass bank providing the rear boundary which is secured by stockproof fencing which extends back down the side of the plot.



Front Garden

Primarily laid to lawn.



Side Garden

A large wooden shed/ workshop has a concrete slab base and polycarbonate roof panels for natural light. Formerly a potters shed. Oil storage tank. External light.



Rear Garden



Rear Garden pic 3



Services Mains water and electricity. Oil fired central heating. Private drainage via a 'Klargester' septic tank. Timber framed windows.

Inclusions Fitted carpets and floor coverings.

Tenure Freehold

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

Viewings Strictly by appointment with Quayles Online Estate Agency.

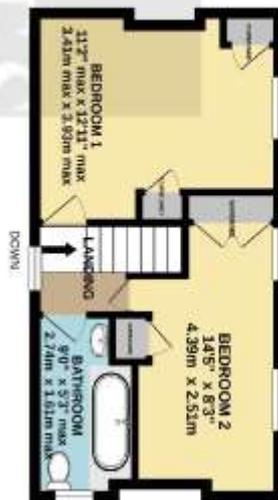
NOTES:

FLOOR PLANS

GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 914 sq.ft. (85.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the foregoing, the measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any variations in measurements. The plan is for illustrative purposes only and should be used as a guide only. Professional services: The services of a professional surveyor should be obtained for all measurements on the floor, especially in efficiency calculations. **Mark with Mergers GmbH**



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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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