



£409,950

2 Margueritte Cottages, Glen Road, Laxey, IM4 7AN

A Charming, Extended Semi Detached Manx Cottage in a Tranquil, Riverside Location. Deceptively Spacious Accommodation Finished to an Excellent Standard Within. Great Potential to Utilise as a B&B/ Homestay Subject to the Usual Permissions. Popular Village Location Close to School, Beach, Shops, Pubs & Restaurants. Comprising Light & Airy Entrance Hall with Discreet Utility Area. Superb 20'6 x 18'6 Lounge Enjoying a Pleasant Wooded Outlook Over the River. Stunning Contemporary Styled Open Plan Breakfast Kitchen & Family/ Dining Room. Additional Spacious Reception Room with Own Entrance - Ideal Games Room or Office. Separate Stairs to a Capacious Principal Suite with Walk In Wardrobe & E/S Bathroom. 2 Further Double Bedrooms (1 with En Suite Bathroom) & Separate Shower Room. Oil Fired Central Heating Via the 'Rayburn' & uPVC Double Glazed Windows & Doors. Detached Double Garage in Tandem & Excellent Off Road Parking Facilities. Front Lawn & Large Deck to the Rear Overlooking the River to the Woodland Beyond. A Fabulous Property which Really Must be Viewed to be Appreciated.

*** CURRENTLY SUITABLE FOR CASH BUYERS ONLY ***



DIRECTIONS

Travel into Laxey village via Main Road turning right down Church Hill just after chemist and prior to the Co-Op. Continue down onto Glen Road, past the Woollen Mills where 2 Margueritte Cottages will be found on the right hand side, the second of two large cottages with its own driveway.

ACCOMMODATION



GROUND FLOOR

An obscure glazed composite entrance door with matching side panels leads into a spacious, open plan reception area.

Reception Area 6.38m (20'11") x 1.96m (6'5")

Having a staircase with an open utility area beneath, leading to the Principal Bedroom Suite. LED lighting. Smoke detector. Power point. Door to the lounge and deep step up to the kitchen. Engineered 'walnut' hardwood flooring in a herring bone design continues through to the kitchen/ family/ dining room and benefits from electric underfloor heating.



Utility Area

Fitted work surface with plumbing and space beneath for a washer and dryer. Rear sash style uPVC window and half glazed stable style door to the rear deck. Space for unit/shelving. Coat hooks. Power points. Consumer unit.

Lounge 6.25m (20'6") x 5.64m (18'6")

A superb room, part of an extension completed in recent years. Featuring a recessed 8KW glass fronted multi fuel stove set on a granite hearth with an 'Oak' surround. Fully opening bi fold doors lead out onto a large, decked balcony on the riverside and enjoy a fabulous wooded outlook. Front uPVC sash style window. Covered ceiling. Television, satellite and power points. Centre light on a dimmer control.



Lounge pic 3



Kitchen/Breakfast Room 6.30m (20'8") x 4.01m (13'2")

A truly spacious room which has been re fitted with a excellent range of glossy white wall, base and drawer units together with quality granite work surfaces. A matching centre island incorporates a copper 'Belfast' sink with complementary faucet and extends to form a breakfast bar. Integrated dishwasher and inset induction hob with an efficient air recycling extractor. Free standing fridge freezer. 'Manx' stone fireplace with an exposed lintel and attractive background tiling together with a recessed 'Rayburn' oil fired range cooker, which provides a cooking facility, hot water and central heating. A sash style uPVC window looks out across the front garden. Recessed LED downlights. Door to the second reception room. Stairs to the first floor with additional units beneath. Open plan to the light and airy family/ dining room.



Kitchen pic 2



Kitchen pic 4



Family/ Dining Room 4.88m (16'0") x 3.20m (10'6")

Of block built construction with triple glazed windows and double doors enjoying a pleasant outlook and leading to the rear patio and decked area. Fully insulated tiled roof. Recessed LED spotlights on dimmer controls. Power points. TV point.



Family/ Dining Room pic 2



Reception Room 2 4.88m (16'0") x 4.01m (13'2")

A large room suitable for a number of uses - a second lounge/ games room or perhaps a home office. Featuring a recessed fireplace with an attractive oil fired 'Stove' with a wooden over mantle. Exposed beams and recessed downlights on dimmer controls. Television, satellite, phone and power points. Sash style uPVC window looking out across the front garden. Oak strip floor covering. Door to the front porch.

Front Porch

Having a uPVC entrance door and glazed pane providing natural light. Consumer unit. Oak flooring.



FIRST FLOOR

Landing

Having a uPVC window to the rear. Recessed down light. Glass blocks for natural light. Doors to bedroom 2, shower room and bedroom 3. Dual power points.

Bedroom 2 4.88m (16'0") x 4.57m (15'0")

A naturally bright room with angled ceilings and a 'Velux' window to the rear. Two uPVC sash windows to the front. Ceiling spotlight fittings. High level cupboard. Telephone point. Deep recessed wardrobe/ store with mirror backed storage shelves to the rear. Recessed down light. Door to the bathroom.



Bedroom 2 pic 2



En Suite Bathroom 3.35m (11'0") x 1.52m (5'0")

Fully tiled in neutral tones to complement a luxury suite of double ended spa bath with body jets and hand held spray, pedestal basin, push button flush WC and a recessed enclosure housing a fully plumbed shower. Chrome heated ladder style towel warmer. Sash style uPVC window to the rear. Wall mounted mirror. Recessed LED downlights. Slate tile effect floor covering.



Bedroom 3 4.60m (15'1") x 2.67m (8'9")

A further double room with exposed beams and two uPVC sash style windows to the front. Ceiling spotlight fittings. Deep built in cupboard housing a pressurised hot water cylinder. Telephone and power points.

Shower Room

Fully tiled in white with a relief border and inset mirror above the pedestal basin. Matching push button flush WC and a recessed enclosure housing a fully plumbed shower. Exposed beam. Recessed downlights. Heated ladder style towel warmer. Deep set uPVC window. Vinyl floor covering.



PRINCIPAL SUITE

Landing

A small seating area with uPVC sash style windows to the side and rear offering a river view. Power points. Door to Principal Bedroom.

Principal Bedroom 6.25m (20'6") x 5.36m (17'7")

A generous, dual aspect room with high angled ceilings and mock beams. Two uPVC windows provide a beautiful river outlook. Chimney breast with side accessed linen cupboards. Deep, walk in wardrobe with dual hanging rails and recessed downlights. Ceiling spotlight fitting. Wall mounting for a plasma TV. Door to the en suite bathroom.



Principal Bedroom pic 2



En Suite Bathroom 3.10m (10'2") x 2.26m (7'5")

Primarily tiled to complement the contemporary suite of double ended jacuzzi bath with central mixer spray, pedestal basin and push button flush WC. Wide enclosure with fully plumbed shower and 'Manrose extractor'. Deep shelved recess. Mock beam. Recessed downlights. Sash style uPVC window. Tiled floor. Chrome heated ladder towel warmer.



En Suite pic 2



OUTSIDE

The property is approached via a private tarmac drive which leads to a block paved parking area and access to the main entrance. Parking for up to four cars. Slightly raised lawn. Security light. Gated access to the rear deck.

Detached Garage

A large single garage of block construction with a pitched roof. Double glazed uPVC entrance doors. Two uPVC windows and a half glazed uPVC personnel door. Light and power. Cold water point.



Rear Deck and Patio

The rear decking extends the whole width of the plot and benefits from a fabulous river side position. Decorative lighting. Designated space for a hot tub (subject to further works - water and power close by). Further patio area. Fencing to the boundaries. Discretely located large wooden shed and polyethylene oil storage tank.



Rear Elevation



Services Mains water, electricity and drainage. Oil fired central heating via the 'Rayburn' Range in the kitchen. Double glazed in uPVC.

Inclusions Fitted carpets

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
1151 sq.ft. (107.0 sq.m.) approx.



1ST FLOOR
987 sq.ft. (91.7 sq.m.) approx.



TOTAL FLOOR AREA: 2139 sq.ft. (198.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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