

Kentraugh Mill, Back Road, Kentraugh, Colby

Ref No DCP01088



PRICE £899,950

DOUGLAS

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DOUGLAS
ISLE OF MAN IM1 2LF

01624 620606

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CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET
ISLE OF MAN IM9 1LF

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RAMSEY

60 PARLIAMENT STREET
ISLE OF MAN
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- Stunning Characterful Property
- 3 Reception Rooms
- Breakfast Kitchen
- Cloaks/Storage/Study
- Utility/Boiler Room
- 4 Double Bedrooms
- Family Bathroom
- Shower Room
- Oil Fired Central Heating
- Wind Turbine & Solar Panels
- Stunning Flowering Garden

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To the front of the property is a lawned area connecting the main house with the mill. To the side there is also off-road parking for multiple vehicles and an additional hardstanding providing additional parking for 2/3 vehicles and access to the garage.



The property was extended, built initially in 1768, the middle cottage was built again in 1890 and the extension on the right was done in the year 2000.

The price is to include the fitted floor coverings.

DIRECTIONS TO PROPERTY:

Travelling south from Castletown along the bypass, follow the coast road. After entering the 30 mph zone and immediately before The Shore Hotel, turn right signposted Colby. Follow the road and Kentraugh Mill will be found as the first property on the right hand side.

In greater detail the accommodation comprises:

GROUND FLOOR Door to:-

VESTIBULE Door to:-

ENTRANCE HALL Stairs leading off to upper floors. Understairs storage cupboard. Door to:-

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FAMILY ROOM (22'4" x 14'8" approx) Formerly the miller's cottage. 15' vaulted ceiling with 2 aspects to the front of the property and door. Chollagh fireplace with large Spanish head slate mantel over. Original cooking heating area.



STUDY (12'0" x 10'0" approx) Feature bay window. Aspects overlooking the front garden.



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FITTED KITCHEN/BREAKFAST ROOM (12'0" x 13'9" approx) Fitted with a range of wall and base units with laminated worktops incorporating a 1½ bowl sink with mixer tap and drainer unit. Combination oven/grill and ceramic hob. Door to:-



SITTING/DINING ROOM (18'4" x 16'10" approx) Good size open plan room used as a lounge. Feature log burner. Double doors and aspects to the rear garden. Door to:-



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UTILITY/BOILER ROOM (18'4" x 5'3" approx) Suitable for a number of uses. Oil fired central heating boiler. Access to rear yard area and up to hardstanding, garage and parking.

CLOAKS/STORAGE (20'8" x 7'5" approx) Wash hand basin. Door to **WC** (7'8" x 3'5" approx) wash hand basin and WC.

FIRST FLOOR

LANDING Cupboard housing the turn valve for the solar panels.

BEDROOM 1 (16'11" x 10'6" approx) Good size double bedroom. Fitted wardrobe. Aspects overlooking the grounds at the front of the property.



BEDROOM 2 (14'7" x 16'10" approx) Good size double bedroom. Dual aspects. Storage cupboard.

FAMILY BATHROOM (12'0" x 8'5" approx) Suite comprising bath with shower over, pedestal wash hand basin, bidet and WC.

SHOWER/WC Comprising shower cubicle, wash hand basin and WC.

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TOP FLOOR

LANDING Access to a boarded loft via pulldown Slingsby ladder.

BEDROOM 3 (16'11" x 10'6" approx) Good size double bedroom. Aspects overlooking the front of the property and the grounds.



BEDROOM 4 (12'0" x 8'5" approx) Velux and gable windows.

WC (7'3" x 8'1" approx) Wash hand basin and WC.

SERVICES

Mains water and electricity are installed.

Oil fired central heating.

Wind turbine and solar panels.

2 wood burning stoves (1 with back boiler).

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ASSESSMENT

Rateable value £148

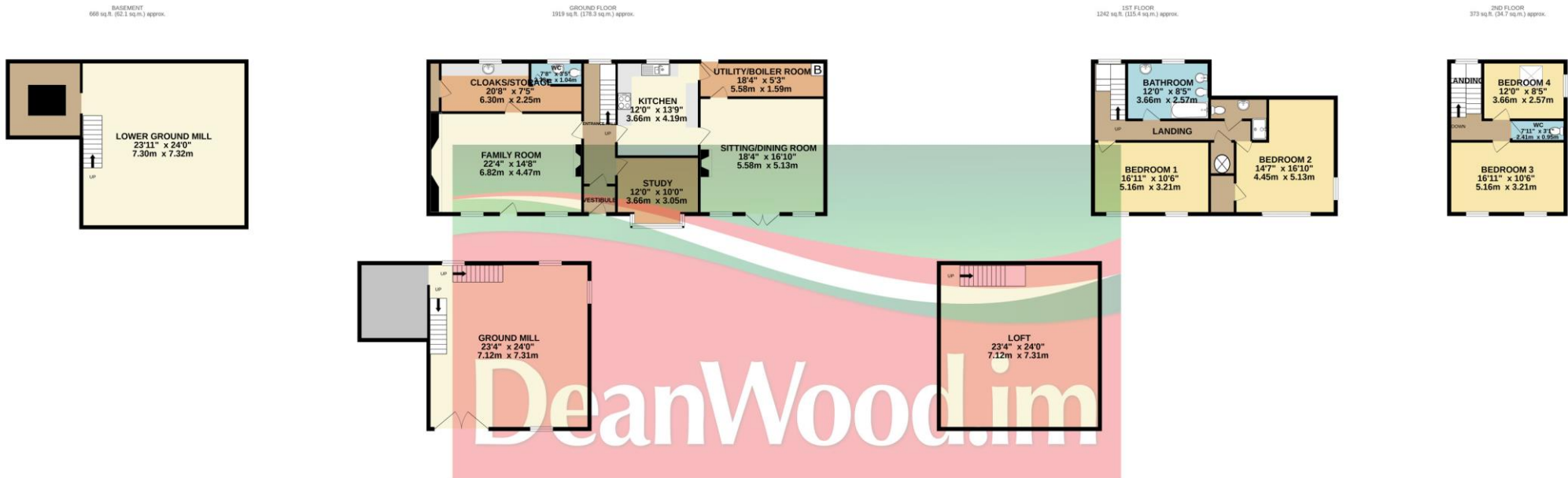
Approx Rates payable £544 (incl. of water rates).

TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

For further details and arrangements to view, please contact the Agents.



TOTAL FLOOR AREA : 4203 sq.ft. (390.4 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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