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Colby Beg, Glen Road, Colby, IM9 4NU

Asking Price £725,000

Colby Beg, Glen Road, Colby, IM9 4NU **Asking Price £725,000**

Colby Beg is one of the delightful secret properties in the South of the Island, hidden behind a high stone wall and set in lovely mature sheltered gardens, with winding paths leading to lawned areas, flagged areas and many pretty shrubs and trees. Colby Beg has been sympathetically modernised and extended and retains its super charm and character. The spacious accommodation has many original features and comprises large reception hall, cloakroom, sitting room, dining room with garden/family room off. Well fitted breakfast kitchen with large utility/store off on the ground floor. Upstairs are 4 double bedrooms, bathroom and separate w.c. The property also includes a detached garage and workshop.

LOCATION

Travelling on the A7 through Colby towards Castletown turn left at the Colby 'Clock' and proceed up the Glen Road for approximately 100 yards to a layby on the left hand side. On the right hand side is a high stone wall with a wooden door inset. This is the entrance to the secluded private garden of Colby Beg.

RECEPTION HALL

11' 3'' x 9' 2'' (3.43m x 2.79m)

Canadian Maple parquet flooring, decorative Georgian fireplace.

CLOAKROOM

W.C, wash hand basin, tiled floor.

SITTING ROOM

16' 2'' x 16' 0'' (4.92m x 4.87m)

Original Manx 'chollagh' fireplace with wooden surround and wood burner inset plus original book/display shelving to either side. Beamed ceiling.

DINING ROOM

18' 9'' x 12' 6'' (5.71m x 3.81m)

Maple parquet flooring, fireplace with painted wooden surround and inset cast iron grate, feature recessed arch, lovely views to garden, square arch to:

GARDEN ROOM

16' 0'' x 12' 0'' (4.87m x 3.65m) A lovely light and airy room featuring parquet flooring, 4 Velux roof lights, views to garden, door to garden.

KITCHEN

14' 9'' x 9' 10'' (4.49m x 2.99m)

Range of handmade wall and base units with wooden worktops, ceramic sink unit, plumbed for dishwasher, Rangemaster cooker, beamed ceiling. *PLEASE NOTE THERE IS LIMITED HEAD HEIGHT*

UTILITY

Built in shelving, base units, 1½ bowl sink unit. Plumbed for washing machine and dryer. Fridge/freezer.

FIRST FLOOR

LANDING

Roof light, access to fully boarded attic with gable windows.

BEDROOM 1

21' 0'' x 12' 9'' (6.40m x 3.88m)

Large double room with delightful garden views, beamed ceiling, built in wardrobes with cupboards over.

BEDROOM 2

16' 7'' x 9' 2'' (5.05m x 2.79m)

Large double room, built in pine wardrobes.

BEDROOM 3

14' 0'' x 10' 9'' (4.26m x 3.27m)

Built in wardrobe, beamed ceiling.

BATHROOM

Free-standing bath, enclosed shower, wash hand basin in vanity unit, w.c., built in airing cupboard.

Steps to INNER LANDING

Roof light.

BEDROOM 4/STUDY

10' 9'' x 9' 3'' (3.27m x 2.82m)

Beamed ceiling, roof light.

CLOAKROOM

Wash hand basin and w.c.

OUTSIDE

Delightful walled private and sheltered gardens. Pathways lead through the gardens to a lawned area surrounded by flagged patio areas and 'secret' lawned areas. There are well stocked flower beds and borders and a profusion of mature shrubs and trees. Shed and wood store. Boiler room housing Combi-boiler. Possibility to create off-road parking, subject to planning approval.

GARAGE / WORKSHOP

48' 6'' x 16' 0'' (14.77m x 4.87m)

A few yards down the Glen Road. Stone construction with double doors to garage at the front. Side access to rear workshop. Off road parking. Electricity.

SERVICES

Mains water, drainage and electricity, oil fired central heating.

POSSESSION

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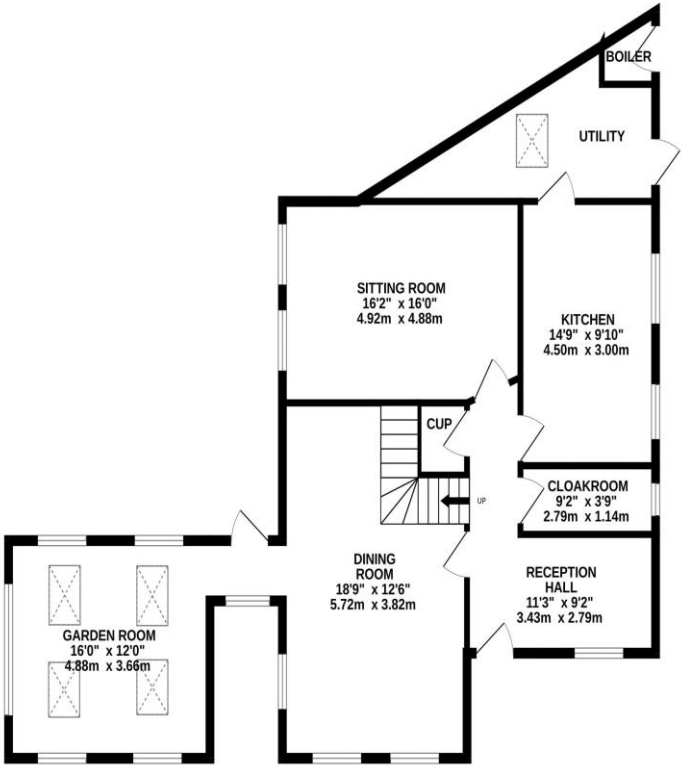
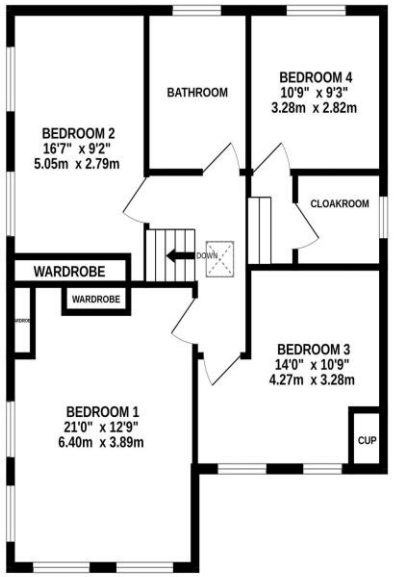
GROUND FLOOR



1ST FLOOR



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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