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## **BROOKVILLA, GLEN ROAD, COLBY**

### **£399,000**



- Characterful Detached Cottage
- Pleasant Distant Sea Views
- Lounge, Family Room
- Large Breakfast Kitchen with Appliances
- Four Bedrooms (One En-Suite), Family Bathroom with Bath and Shower
- Some uPVC and Some Sash Windows
- Oil Central Heating, Courtyard, Garden
- 21'1" x 13'10" Detached Garage

## **DIRECTIONS**

Take the inland road towards Colby passing Ballagawne Nurseries on the right. Just before the Colby Glen public house turn left into Glen Road (at the clock which is at the bottom). Brook Villa will be found as the fourth property on the right hand side clearly named and identifiable by our For Sale board.

**An internal inspection is highly recommended to appreciate this lovely well maintained property having many original features, stripped pine doors and original fireplaces. No chain.**

## **GROUND FLOOR**

Night light. Wood door to:

## **PORCH**

Coved ceiling with light fittings. Original tiled floor. Coat hooks. Glazed door to:

## **HALL**

Small hall. Oak flooring.



## **LOUNGE**

*13'8' (4m 16cm) x 13'5' (4m 8cm) approx.*

Coved ceiling with light fitting. Stone fireplace with wood beam above, multi fuel stove and flagstone hearth. Two sash windows. Oak flooring.

## **FAMILY ROOM**

*13'8' (4m 16cm) x 11'7' (3m 53cm) approx.*

Coved ceiling. Open fireplace with cast iron surround, wood mantle and slate hearth. Three sash windows with distant sea views. Oak flooring.



## **BREAKFAST KITCHEN**

27'9" (8m 45cm) x 10'0" (3m 4cm) approx.

Halogen lighting. Partly tiled to complement the matching wall and base units with laminated work surfaces incorporating a stainless steel 1½ bowl sink and stainless steel drainer. Appliances include Beko oven, four ring halogen hob, extractor hood, Bosch washing machine, Bosch dishwasher and Bosch fridge. Tiled floor. Two uPVC windows. Television point. Understairs cupboard. Open plan to:



## **DINING ROOM**

French doors to the courtyard. Built in cupboards and drawers.



## **FIRST FLOOR**

### **LANDING**

Smoke alarm. Halogen lighting. Door to master suite.





## **BEDROOM 1**

*12'10' (3m 91cm) x 10'2' (3m 9cm) approx.*

High angled ceiling. Feature fireplace. Dual aspect windows with distant sea views and view over the stream. Deep built in wardrobe. Between the bedroom and en-suite there is a small landing and wardrobe space with hanging rail.

## **EN-SUITE**

Partly tiled to complement the white suite comprising large shower, wash hand basin set in vanity unit and wc. uPVC obscure glazed window. Fitted cupboards. Ladder style towel rail, mirror and mirrored cabinet. Electric underfloor heating.



## **BEDROOM 2**

*13'5' (4m 8cm) x 10'6' (3m 20cm) approx.*

High angled ceiling. Feature fireplace. Deep built in wardrobe. Television point. Sash window overlooking a stream and with distant sea views.



### **BEDROOM 3**

*11'0" (3m 35cm) x 7'1" (2m 15cm) approx.*

Centre light fitment. Access to loft. Sash window with distant sea views.



### **BEDROOM 4**

*10'1" (3m 7cm) x 9'2" (2m 79cm) approx.*

Centre light fitment. uPVC window.



### **BATHROOM**

Halogen lighting. Partly tiled to complement the white suite comprising panelled bath, fully tiled shower, wash hand basin set in vanity unit and wc. Shelving, fitted mirror, ladder style wall mounted towel rail. uPVC obscure glazed window. Electric underfloor heating.



### **OUTSIDE**

### **FRONT GARDEN**

Small walled garden with flower beds.

## **REAR GARDEN**

Walled courtyard area. Tap. Walled and fenced. Mainly laid to lawn with mature trees. Oil tank.



## **GARAGE**

*21'1" (6m 42cm) x 13'10" (4m 21cm) approx.*

Detached garage with light and power. Worcester boiler serving the hot water and central heating system. Flomaster pressurised system. Shelves, fuse box and windows. Wood door plus side door.

## **AGENTS NOTES**

### **SERVICES**

Mains water, electricity and drainage installed. Oil central heating.

**INCLUSIONS** Fitted carpets.

**RATES** Rateable value £120. Approx rates payable gross £680.16 (inclusive of water rates) 2017/2018.

**POSSESSION** FREEHOLD VACANT POSSESSION ON COMPLETION.

**VIEWING** Strictly by appointment through the Agent, Harmony Homes.

**OFFERS** Strictly through the Agent, Harmony Homes.

Please ask us if you need assistance with Mortgages and General Insurance and we will refer you to an independent Financial Advisor.

## **FLOOR PLAN**

## **DISCLAIMER**

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