



PLOT 1, CLYPSE COTTAGE, CLYPSE MOAR, ONCHAN, IM4 5BG

Approx. 3,500sq/ft Luxury Detached 5 Bed New Build House Situated in a Quiet Rural Setting.
Approx. 1 Acre Paddock (Included in the Sale). 10 Year Structural Warranty.

For Sale - £1,099,995

PROPERTY SUMMARY

Price: £1,099,995

Type: Detached

Status: For Sale

Area: EAST, Onchan

Bedrooms: 5

Reception Rooms: 3

Bathrooms: 4

FULL DESCRIPTION

PLOT 1, CLYPSE COTTAGE, CLYPSE MOAR, ONCHAN, IM4 5BG

NEARING COMPLETION

10 Year structural warranty provided.

Accommodation

Ground Floor

Set of double doors leading into:

Entrance Hallway

Stairway access to the first floor. Doors into both reception rooms, kitchen, potential utility room, W.C. and out to the rear of the property.

Formal Reception Room

Bay window to the front aspect. Set of double doors providing access to the rear of the property.

Lounge/Dining Room

Bay window to the front aspect. Small window to the rear aspect. Two separate doors leading into the entrance hallway.

Kitchen/Diner

Fitted with a quality range of designer base, wall and drawer units. Two windows to the rear aspect. Set of double doors leading out to the rear garden.

Potential Utility Room

Door leading out to a small external area with a door leading into the single garage.

Downstairs W.C.

Fitted with a two piece suite comprising of a wash hand basin and W.C.

First Floor

Half Landing

Door into:

Master Bedroom Suite

Master Bedroom

Two windows providing dual aspect views to both the rear and side aspect.

AT A GLANCE

| | |
|---------|--------------|
| Type: | Detached |
| Status: | For Sale |
| Price: | £1,099,995 |
| Area: | EAST, Onchan |

INSIDE

| | |
|------------------|-------|
| Bedrooms: | 5 |
| Reception Rooms: | 3 |
| Bathrooms: | 4 |
| En-suite: | 2 |
| Windows: | Other |
| Heating: | Other |
| Furnished: | No |

OUTSIDE

| | |
|---------------|--------|
| Garage: | Double |
| Front Garden: | None |
| Rear Garden: | None |
| Acreage: | 1 |
| Outbuildings: | No |

WHO TO CONTACT



Mark Canty - 07624 220109

Cowley Groves Douglas

Landline: 01624 625888

Email: mcanty@cowleygroves.com

Opening into a good size storage area. Door into:

En-Suite

Fitted with a four piece suite comprising of a shower cubicle, bath tub, wash hand basin and W.C. Window to the side aspect.

Landing

Bedroom 2

Window to the front aspect. Door into a good size storage cupboard. Door into:

En-Suite

Fitted with a four piece suite comprising of a shower cubicle, bath tub, wash hand basin and W.C. Window to the rear aspect.

Bedroom 3

Window to the front aspect.

Bedroom 4

Window to the rear aspect.

Bedroom 5

Family Bathroom

Fitted with a four piece suite comprising of a shower cubicle, bath tub, wash hand basin and W.C. Window to the front aspect.

Bathroom

Outside

To the front of the property there is a driveway providing off road parking and access to the garage.

Approx. one acre paddock, included in the sale.

Double Garage

Fitted with a garage door to the front aspect. Door providing access out to the rear of the property.

Services

All main services are connected.

Rates

To be allocated.

Directions

Travelling up Johnny Watterson Lane, take a left onto the Mountain Road and continue to Hillberry Corner. Turn right onto Ballacottier Road,

continue past Ballacottier Campsite and follow the road straight onto Clypse Moar Road. Continue for a short distance where the development plot for Clypse Cottage can be found on the right hand side.

GALLERY

PLOT 1, CLYPSE COTTAGE, CLYPSE MOAR, ONCHAN, IM4 5BG



LOCATION

PLOT 1, CLYPSE COTTAGE, CLYPSE MOAR, ONCHAN, IM4 5BG

