



## **PLOT 2, CLYPSE COTTAGE, CLYPSE MOAR, ONCHAN, IM4 5BG**

Approx. 3,500sq/ft Luxury Detached 5 Bed New Build House Situated in a Quiet Rural Setting. Option to Purchase an Additional Approx. 1 Acre Paddock. 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 2, 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:	0
Outbuildings:	No

## WHO TO CONTACT



Mark Canty - 07624 220109

Cowley Groves Douglas

Landline: 01624 625888

Email: [mcanty@cowleygroves.com](mailto: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**

Bay 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**

Bay 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.

Excellent opportunity to purchase an additional approx. one acre paddock, subject to separate negotiation.

### **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 2, CLYPSE COTTAGE, CLYPSE MOAR, ONCHAN, IM4 5BG





## LOCATION

PLOT 2, CLYPSE COTTAGE, CLYPSE MOAR, ONCHAN, IM4 5BG

