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Willow Cottage, Regaby West Road, Andreas

Extended & recently updated traditional Manx country cottage, Willow Cottage is situated in an enviable rural location, benefiting from far reaching views over open farmland, within close proximity to both Andreas & Ramsey.

Willow Cottage offers to the market outstanding spacious living accommodation, that is ideal for family living, and the opportunity for subdivision into a holiday let or granny annex; offering great flexibility of use.

Different elements within the property combine to provide both open, intimate, traditional & modern spaces, providing a homely feel to the property; due to the retention of a host charming character features including:- exposed beams, stone floors, and fireplaces.

A sun room spanning the length of the Eastern elevation of the cottage allows much sought after open plan ground floor living, linking the country style kitchen/dining room to the landscaped cottage gardens and extensive lawns circa.0.23 of an acre, that surround the cottage.

There are range of wooden outbuildings, space for a garage and off lane parking for numerous cars.

Guide Price £520,000



Details

Living Accommodation

Living accommodation affords circa 2,000sq ft of floorspace across two floors. Upon entering the main entrance, via an attractive gated patio area, you enter into a spacious entrance hall.

To the left of the entrance is a light and relaxed sitting room with fireplace & woodburning stove, soon to be installed French doors to the rear patio area, exposed beams & wooden floor.

The entrance hall itself has a slate effect floor, beams, Belfast sink, cloakroom and understairs storage.

Ahead of the entrance across the hall is a staircase to the second floor to the right and to the left is a door into one of the properties 4 bedrooms, again with exposed beams, wooden floor, with double aspect windows; overlooking the far reaching rolling countryside.



To the right of the entrance is the open plan kitchen/dining room, with a red brick fireplace containing a double electric oven with gas hob, charming fitted kitchen with central island. At the other end of this spacious room is a wood burning stove within a further red brick fireplace. Again, with part slate part wooden flooring and exposed wooden beams.

On from the kitchen dining room is an impressive sunroom spanning the length of cottage with separate sitting area overlooking the well maintained landscaped cottage gardens, outdoor sitting area & lawn.



Off the dining room is a separate door to a fully plumbed laundry room and stairs to the part of the second floor, offering potential for separation from the main living area for holiday accommodation or granny annex; consisting of a bathroom and bedroom.

The aforementioned bathroom is wood panelled with bath/over shower, WC and pedestal sink (with shaver point) and serves a large double bedroom.



The rest of the second floor is accessed via the main staircase and consists of no2 further bedrooms and a bathroom.

Both bedrooms are roomy and light with numerous windows, built in storage and exposed beams. The tiled bathroom is modern with a roof light and consists of:- walk in shower, WC and pedestal sink (with shaver point). Storage cupboard.



Outside

Extensive lawns, landscaped cottage gardens and sitting area, patioed areas encompassing the entirety of the cottage, wooden outbuildings, parking area for numerous cars. Space for garage.





Services

Mains water & electric. Septic tank. Oil fired central heating.

Wayleave, Easements and Right of Way

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or no.

Planning

With reference to any structure or building that is applicable to the Islands planning regulations, perspective purchasers are advised to make their own enquires.

- 92/01425/B Alterations and extensions.
- 93/00534/B Installation of 1140 litre LPG tank.
- 95/00010/C Change of use of part dwelling to tourist accommodation.
- 01/00548/C Change of use of Part Dwelling from Tourist use to Tourist/Residential use.
- 04/01983/B Erection of a Conservatory.

Directions

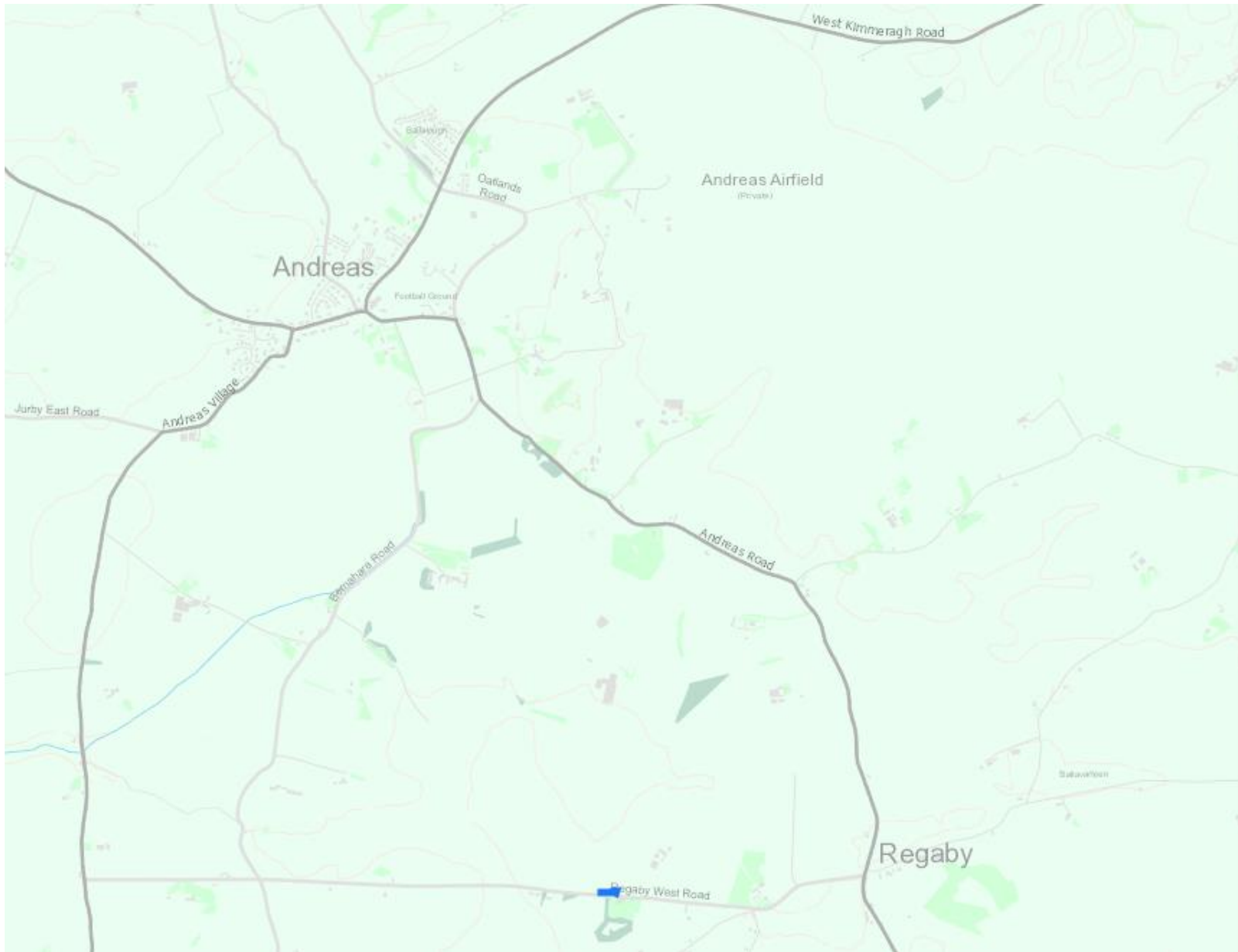
From Parliament Square, take Bowering Road North, over the Bridge towards the Grove Museum. Carry along the road along the Andreas Road North towards Andreas. Take a left hand turn at Regaby Gate along the Regaby West Road. Follow said Road until you see a Deanwood 'For Sale' sign on your right.

Tenure

Freehold with vacant possession.

Location

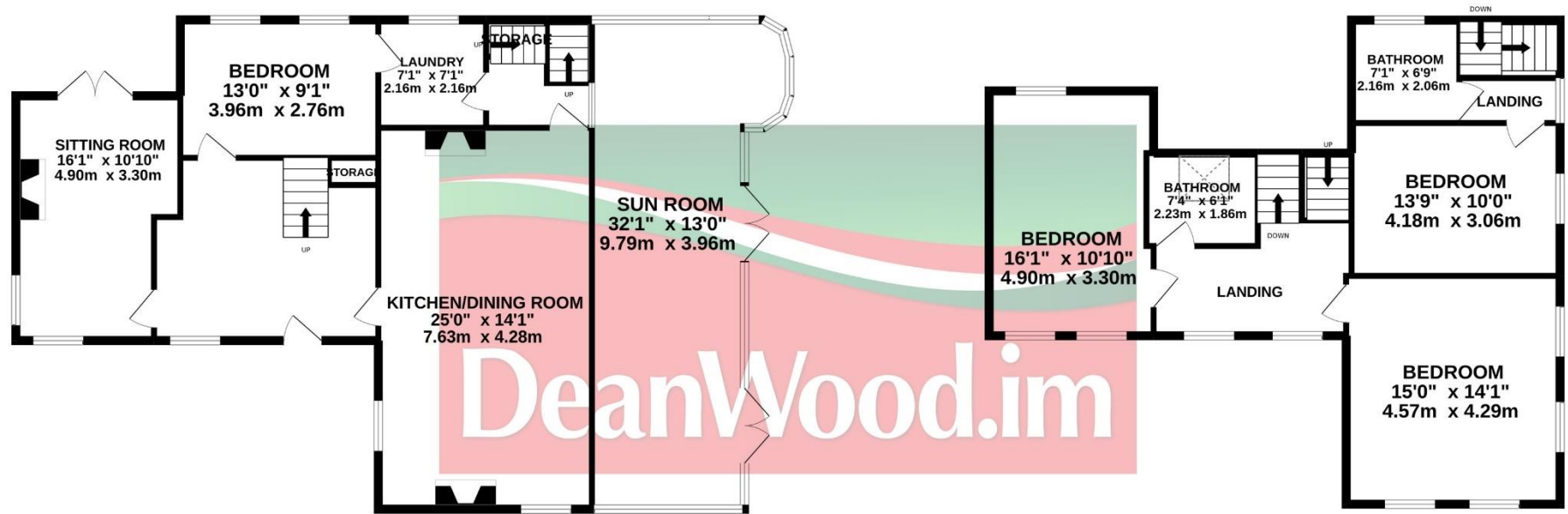




Floor Plans

GROUND FLOOR
1220 sq.ft. (113.4 sq.m.) approx.

1ST FLOOR
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA : 1990 sq.ft. (184.9 sq.m.) approx.

Not to scale-for identification purposes only
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Viewings

Strictly by confirmed appointment with the vendor's agents, Ramsey Deanwood.

Contact

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DOUGLAS

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CASTLETOWN

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IM9 1LF

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RAMSEY

60 PARLIAMENT STREET

RAMSEY

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