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Armstrong Cottage, Glen Auldyn, Ramsey

On the market for the first time in a number of years, the property is a charming croft style cottage, set within an idyllic rural setting. It was erected in the early 19th Century to house a butler working for the Milntown Estate consist. It currently consists of: -

- 2 double bedrooms
- Recently installed wet room
- Spacious living room with fireplace
- Farmhouse style kitchen with range
- Ample built-in storage

Enviably located. The properties sizeable landscaped garden is bounded by the Glen Auldyn River and the Milntown Estate on one side; on the opposing side of the property is a large arable field with Sky Hill in the foreground.

The accommodation provided, offers great potential with an array of options for renovation, extension or replacement (subject to planning).



Guide Price £425,000

Details

History

Armstrong Cottage was built for William Armstrong, a long serving butler of Milntown Estate, and sits directly adjacent to the famous battle of Sky Hill of 1079. The precise date of construction is uncertain, however the property was included in the Ordinance Survey (six inch) map of 1869.

Situation

Accessed via a gated bridge, over the babbling Glen Auldyn River Armstrong Cottage is desirably positioned in an attractive locaton, off the Glen Auldyn Road. Most people drive past failing to notice it even exists, as it is well concealed by a range of shrubs and mature trees.

The cottage itself is surrounded by its own garden, measuring approx. 0.33 acres, making for a plot of sizable proportions, offering a site of great flexibility and utility.

The rear of the property looks out over an impressive open arable field with far reaching panoramic views Sky Hill, the nearby plantations and wider countryside.

Unlike much of Glen Auldyn sitting in the shadow of Sky Hill, and the Ballakillingan Plantation, the property benefits from the sun for the large majority of the day; during the summer months.

From the bridge over the river, there is an attractive pathway to the cottage, lined with mature oak trees and mature hedgerow/shrubs. This in turn leads to a delightful landscaped cottage garden, containing a range of mature beds, lawns and box laurel hedging. To the edge of the garden are numerous mature trees offering a real sense of tranquillity, despite being so close to Ramsey.

The attractive landscaped front garden overlooks the Glen Auldyn river and other Milntown Estate buildings, facing in a South Easterly direction. It also offers a noteworthy vista up Glen Auyldn valley, through a row of mature oak trees.

During the TT races the bridge at the end of the Glen Auldyn Road offers tremendous TT viewing, just a brief stroll away. There are numerous footpaths in the Glen Auldyn Valley to enjoy the surrounding country. The popular Ramsey Grammar School is within half a mile. Shoprite is within a mile, and the Ramsey Golf Course is a mile away. Thus the property offers excellent access to a range amenities, whilst benefiting from being in a perfect rural setting.

Description

A classic croft style cottage latterly extended in 1986, which provides numerous avenues for renovation, extension and or replacement for a larger more modern property; offering great flexibility in a unique & highly desirable situation.

The living accommodation retains its Victorian period features and affords two double bedrooms, a recently installed modern wet room, country style kitchen (with a range oven), and a spacious living room with a fireplace. Throughout the property is ample storage, numerous windows and French double doors making best use of the surrounding views and gardens.

Additionally, there is a lean-to greenhouse adjoined to one gable end of the property, a detached garage and a shed.

Services

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

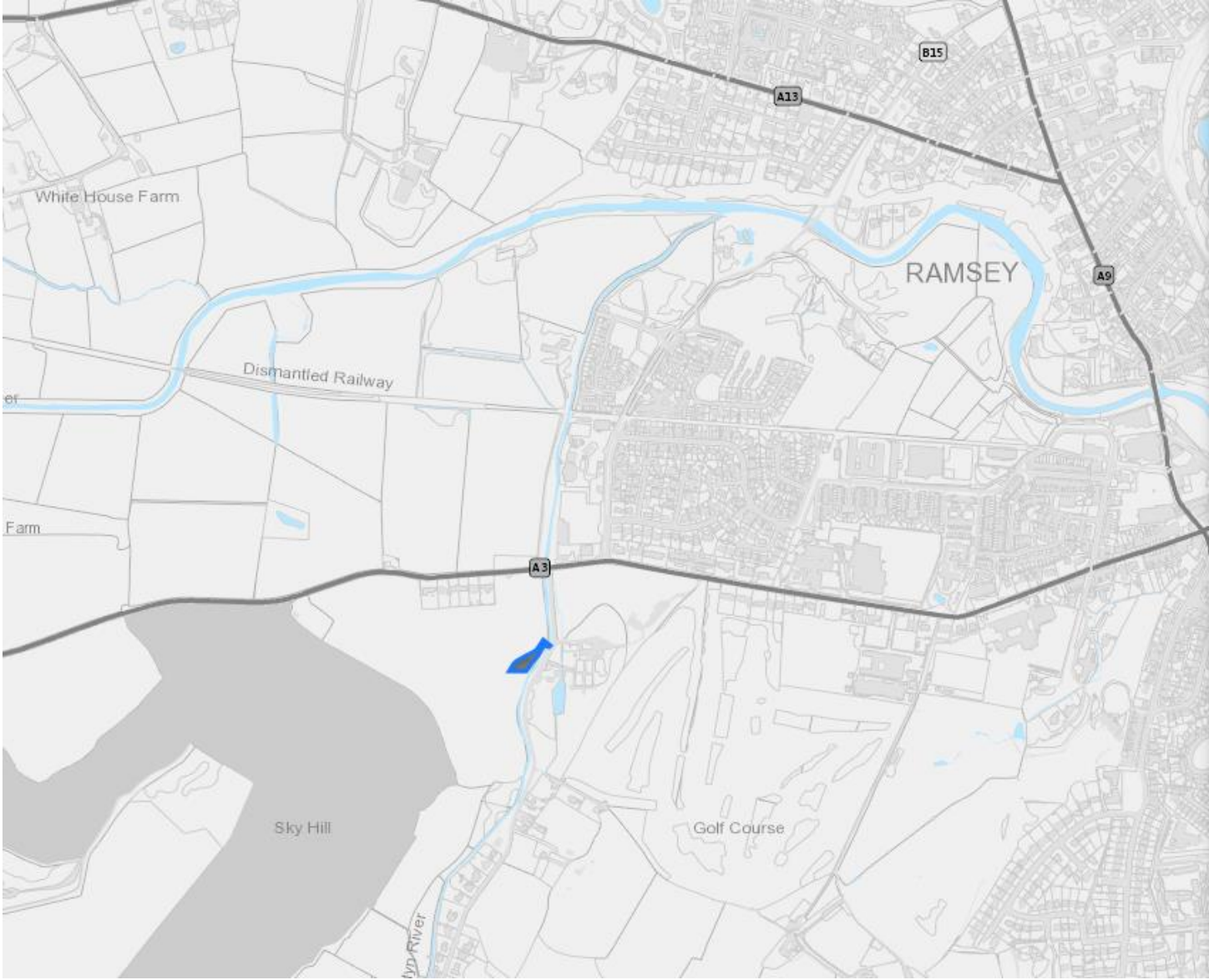




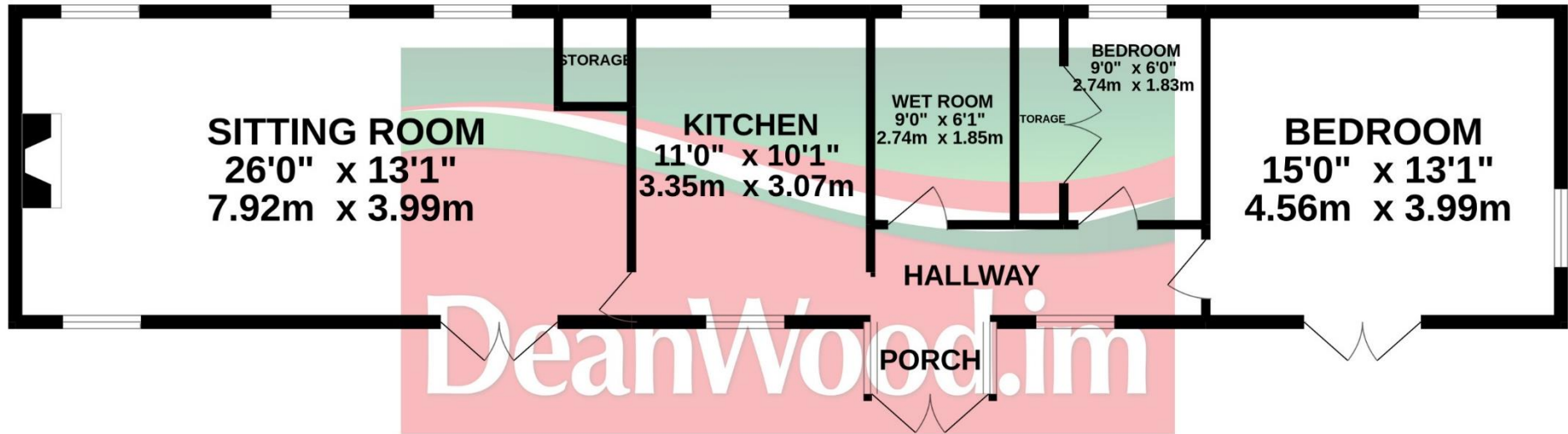


Location





Floor Plans



Not to scale-for identification purposes only
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Wayleave, Easements and Rights 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 enquiries.

86/00168/B Extension to provide additional living accommodation

Directions

Take the A3 Lezayre Road from Parliament Square Ramsey heading towards the Ginger Hall pub, turn left at the sign for Milntown Estate down the Glen Auldyn Road, then opposite the exit for Milntown on the Glen Auldyn Road is the bridge to the property on the right. Follow the path in the garden to the property.

Tenure

Freehold with vacant possession.

Viewings

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

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