

Briarcliffe House, Bretney Road, Jurby

Ref No DRP01273



PRICE £715,000

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Briarcliffe House, Bretney Road, Jurby

An attractive & well-proportioned and detached former RAF Jurby Commodore's residence, offering excellent flexibility of use.

Well located in close proximity to the Coast & considerably extended, Briarcliffe House offers the prospective purchaser, light and comfortable accommodation with exceptional views over the large rear garden in the foreground and surrounding mountains. To the front there are views towards the Coast.

Attached to the well maintained property is a useful double garage currently used as a classic car workshop, with new electric doors circa 19ft x 18ft 6", as well as a spacious hobbies room, ideal for working from home, or for use as a studio.

As well as the aforementioned garage extensions, there is a sizable single story 22ft x 19ft family room, complete with feature rooflight and woodburning stove, completed recently designed to bring about an appealing bright, warm & modern room.

To the rear the Briarcliffe benefits from a large rear tiled conservatory for year-round use, which affords additional space and light to the large dining room, bringing about an impressive entertaining space overlooking the gardens & mountains.

Outside consists spacious front gravelled driveway with space for numerous vehicles, a wrap around rear landscaped garden, with lawns a range of outbuildings & patio areas, in addition to mature shrubs and trees.

- 5 bedrooms with bathrooms on both floors.
- Fitted kitchen.
- Large family room.
- Sitting room.
- Woodburning stove.
- Hobbies Room.
- Spacious dining room.
- Attached well-proportioned double garage/car workshop.
- UPVC double glazing
- Oil fired central heating system
- Outbuildings.

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DIRECTIONS TO PROPERTY:

From Parliament Square head towards Bowring Road. Continue along the Road and take the turning left onto Jurby Road. Follow this Road through the St Judes Cross Roads and turn Right at the Sandygate Cross Roads onto the Ballamenagh Road. Continue through Jurby past the School and the Motor Museum. At the Stop sign turn Right onto the A10 road and then right again onto the Bretney Road. Briarcliffe House can be found on the Right hand side clearly identified by our 'For Sale' Board.

In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE HALL Spacious hallway with stairs leading to the first floor. Understairs storage. Radiator. Coved ceiling.

SHOWER ROOM (6'0" x 6'0" approx) White suite comprising wall mounted sink with cupboards below. Hidden cistern WC. Corner shower cubicle with mains shower over. Fully tiled walls and flooring. Extractor fan. Heated towel radiator. Opaque glazed window.

FITTED KITCHEN (14'10" x 10'2" approx) Modern white gloss eye level and base units with laminate worktop over. Eye level oven and grill. Electric hob with filter hood over. Breakfast bar. 1 ½ bowl stainless steel sink and drainer. Tiled splashbacks. Window to the front aspect. Tiled flooring. Coved ceiling.

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UTILITY ROOM (8'1" x 5'10" approx) White gloss eye level and base units with laminate worktop over. Space for American fridge/freezer. Washing machine plumbed. Space for tumble dryer. Part tiled walls. Tiled flooring. Window to the rear aspect. Coved ceiling.

HOBBIES ROOM (14'1" x 12'8" approx) Door to the front driveway. Exposed beam. LED downlights. white gloss base unit with laminate worktop over.

PORCH

STORAGE Steel roof. Exposed beams. Concrete screed floor. Oil boiler.

DINING ROOM (13'5" x 12'0" approx) Wooden flooring. Coved ceiling. Radiator. Arch way leading to:-

CONSERVATORY (15'3" x 9'5" approx) Dwarf wall and double glazed construction. Wooden flooring. Radiator. Patio doors leading to back garden.

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BEDROOM 5/STUDY (12'5" x 9'8" approx) Window to the rear aspect. Coved ceiling. Radiator.

LOUNGE (19'0" x 12'0" approx) Windows to the front and rear aspects. Electric feature fire with wooden surround and marble hearth. 2 Radiators. Coved ceiling.



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FAMILY ROOM (22'0" x 19'0" approx) Amazing space with feature Apex roof windows. Patio doors leading to the rear garden and windows to the front aspect allowing plenty of light into the room. Wood burning stove with tiled hearth and oak mantel. Radiator.



INTEGRAL DOUBLE GARAGE (19'0" x 18'6" approx) Electric up and over door. Window to the rear aspect. Currently being utilised as a workshop for a car/bike enthusiast. Cupboards and worktops. Exposed beams.

FIRST FLOOR

LANDING Loft access. Radiator.

BATHROOM (8'5" x 5'5" approx) Modern suite comprising p shaped bath with shower over and glass shower screen. Vanity hand wash basin with cupboards below.. Hidden cistern WC. Opaque glazed window. Chrome towel radiator. Aquaboard to the walls. Tiled floor. LED downlights.

BEDROOM 1 (19'2" x 12'0" approx) Window to the front aspect. Coved ceiling. Radiator. Built in wardrobes and cupboards.

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BEDROOM 3 (12'5" x 9'2" approx) Window to the rear aspect. Coved ceiling. Radiator. Vanity hand wash basin with cupboards below.

BEDROOM 2 (15'5" x 11'7" approx) Window to the rear aspect. Built in wardrobes and storage. Radiator. Coved ceiling.



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BEDROOM 4 (9'9" x 9'9" approx) Window to the front aspect. Coved ceiling. Radiator.

BATHROOM (9'4" x 5'7" approx) White suite comprising panelled bath with electric shower over. Vanity hand wash basin with cupboards below. WC. Opaque glazed windows. Part tiled walls. Radiator. Airing cupboard.



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SERVICES

All mains services are installed.
 Oil fired central heating.
 Double glazing.

ASSESSMENT

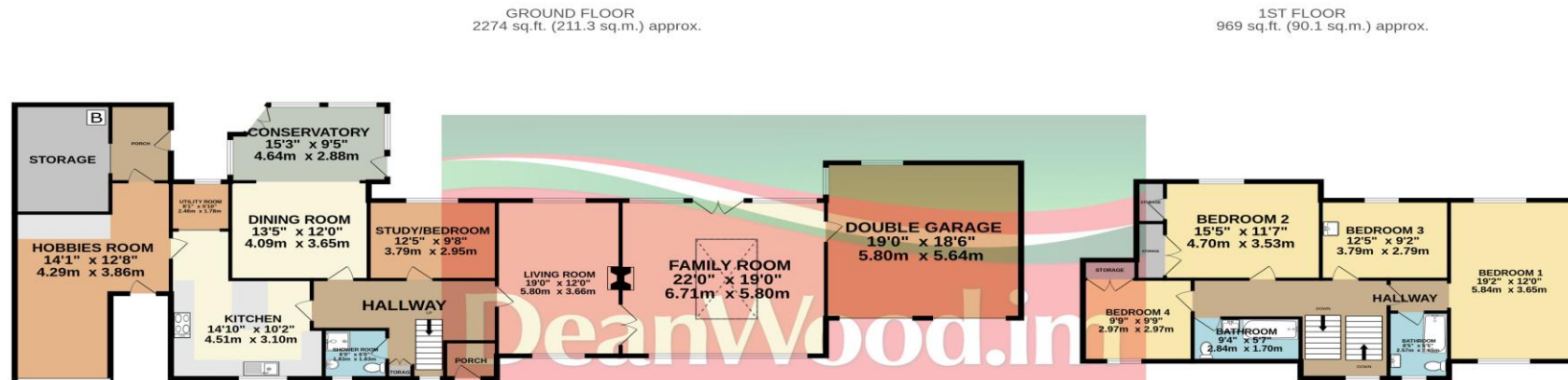
Approx Rates payable TBC (incl. of water rates).

TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

For further details and arrangements to view, please contact the Agents.



TOTAL FLOOR AREA : 3244 sq.ft. (301.3 sq.m.) approx.

Not to scale-for identification purposes only
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