

West Wind, Main Road, Colby

Ref No DCP01186



PRICE £349,950

DOUGLAS

37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF

01624 620606

info@deanwood.co.im

CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET
ISLE OF MAN IM9 1LF

01624 825995

castletown@deanwood.co.im

RAMSEY

LEZAYRE HOUSE
87 PARLIAMENT STREET
ISLE OF MAN IM8 1AQ

01624 816111

ramsey@deanwood.co.im

DeanWood.im

These particulars are for information purposes only. They do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact. Neither the vendor nor DeanWood Agencies Limited ('the firm'), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

- Attractive Semi-Detached Cottage
- Conveniently Situated Near Arbory School, Shop, Pub and Neighbouring Villages
- Open Plan Living Room with Charming Fireplace/Sun Room/Kitchen
- Ground Floor Cloakroom WC
- 3 Bedrooms
- Family Bathroom
- 1 Bedroom with Annex with Bathroom
- South Westerly Facing Walled Garden
- Summer House

West Wind, Main Road, Colby



The price is to include fitted floor covering

DIRECTIONS TO PROPERTY:

Travelling south out of Castletown along the bypass, turn right at Ballakeighan Corner taking the inland road through Ballabeg and Colby. Proceed through Ballabeg and into Colby and pass the Colby Pub and Spar shop. Continue for a further 200m approximately and West Wind will be found on the left hand side of the road, clearly identifiable by our For Sale board.

West Wind, Main Road, Colby

In greater detail the accommodation comprises:

Located along the main road through Colby village, this picturesque Manx semi-detached cottage has stunning panoramic views that stretch from Castletown to Port St Mary.

As you step inside, you'll be greeted by the warm and inviting ambiance of the cosy living room. The centrepiece of this space is a charming fireplace, perfect for those cosy evenings by the fire. The living room seamlessly flows into both the kitchen and the sunroom, creating a connected and open living space that's perfect for entertaining.

This property boasts three comfortable bedrooms within the main cottage with a further bedroom located in the annex, ensuring plenty of space for family and guests. With the top floor bedroom offering the best views in the home. Family bathroom is located on the first floor with the addition of a convenient WC on the ground floor.

One of the true highlights of this cottage is the expansive south westerly facing walled garden. Perfect for gardening, outdoor dining, or simply basking in the sun.

Additional amenities include a versatile one-bedroom annex, providing flexibility for guests or potential rental income. There's also a spacious summer house, measuring 12'6" x 12'5", which can be transformed into the perfect space for pursuing hobbies, whether it's art, crafts, or simply a quiet retreat.

Conveniently located in Colby near Arbory School, a local shop, a pub, and neighbouring villages, this attractive Manx cottage offers the perfect blend of rural serenity and accessibility to essential amenities.

GROUND FLOOR

ENTRANCE



West Wind, Main Road, Colby

LIVING ROOM (21'9" x 16'0" approx.)



West Wind, Main Road, Colby

KITCHEN (10'5" x 9'7" approx.)



SUN ROOM (12'11" x 10'5" approx.)

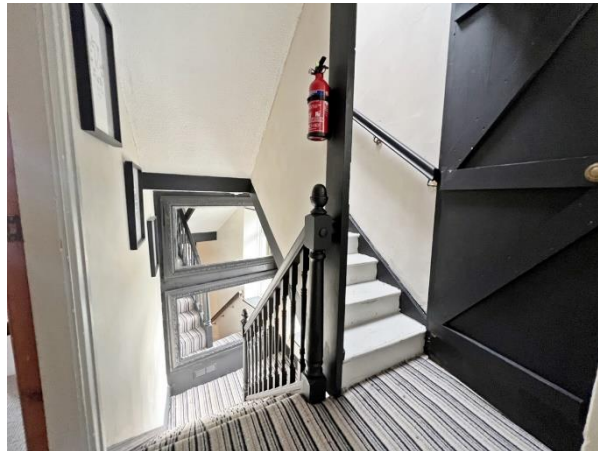


CLOAKROOM WC



FIRST FLOOR

LANDING



West Wind, Main Road, Colby

BATHROOM (11'11" X 4'5" approx.)



BEDROOM 2 (11'11" x 11'5" approx.)

BEDROOM 3 (10'3" x 9'3" approx.)



West Wind, Main Road, Colby

SECOND FLOOR

BEDROOM 1 (14'7" x 14'4" approx.)



West Wind, Main Road, Colby

OUTSIDE

ANNEX (13'11" x 11'6" approx.)



SUMMER HOUSE (12'7" x 12'6" approx.)

SERVICES

All mains services are installed.
Gas fired central heating.
uPVC double glazing.

ASSESSMENT

Rateable value £64 Approx Rates payable £446.14 (incl. of water rates).

TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

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

West Wind, Main Road, Colby

