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Rosemount, Cronk Y Dhooney, Colby, IM9 4BS  
**Asking Price £410,000**

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Delightful Manx stone cottage, set in a quiet countryside location, which takes advantage of lovely panoramic rural and southern coastal views. Accommodation comprises 2 reception rooms, sun room, fitted kitchen, 3 bedrooms, study, attic room, shower room and bathroom. Outside is a detached double garage, good sized driveway and lawned front garden. The property is in need of modernisation. Suitable for cash buyers. No onward chain.





## LOCATION

Travelling from Port Erin, through Colby on the A7, turn left by the chapel into Ballakilpheric. Proceed ahead for approximately 1 mile. On reaching Ballakilpheric Chapel on the left hand side, go straight on and turn 2nd right down the lane. Proceed ahead and bear left. At the bottom of the track, Rosemount is straight ahead.

## **ENTRANCE SUN ROOM**

20' 8" x 7' 5" (6.29m x 2.26m)

Sliding patio doors to garden. Superb rural and coastline views. Door to:

## **DINING ROOM**

15' 1" x 10' 3" (4.59m x 3.12m)

Feature Manx stone fireplace with decorative surround. Exposed beam ceilings. Steps down to kitchen. Staircase 1 leading to first floor.

## **LOUNGE**

13' 6" x 10' 4" (4.11m x 3.15m)

Brick fireplace with tiled hearth and inset wood burning stove. Feature timber beam ceiling.

## **KITCHEN**

12' 0" x 13' 7" (3.65m x 4.14m)

Fitted with a good range of Beech fronted wall and base units with worktops incorporating a stainless steel single drainer sink unit, electric oven, ceramic hob and filter hood, space for fridge/ freezer, plumbing for washing machine and dishwasher. 2 built-in cupboards housing Worcester oil central heating boiler, half tiled walls. Staircase 2 to first floor. Dual aspect with superb open countryside views.

## **STAIRCASE 2**

## **FIRST FLOOR**

## **BATHROOM**

Panelled bath, wc and wash hand basin. Built in cupboard housing hot water tank. Tiled walls. Lovely open field views.

## **BEDROOM 3**

13' 2" x 9' 8" (4.01m x 2.94m)

Built in wardrobes to one wall. Beamed ceilings. Lovely rural aspect.

## **STAIRCASE 1**

## **FIRST FLOOR**

## **HALF LANDING**

## **SHOWER ROOM**

Tiled shower cubicle with glazed door, w.c and wash hand basin. Tiled walls.

## **LANDING**

Stairs to Attic Room.

## **BEDROOM 1**

11' 0" x 9' 0" (3.35m x 2.74m)

Spacious room with built in double and single wardrobes. Rural aspect.

## **BEDROOM 2**

15' 1" x 8' 7" (4.59m x 2.61m)

Exposed timber beams, Fabulous aspect.

## **STUDY**

5' 8" x 4' 7" (1.73m x 1.40m)

Fitted shelving. Picturesque country views.

## **SECOND FLOOR**

## **ATTIC ROOM**

18' 0" x 12' 6" (5.48m x 3.81m)

2 Velux windows. 'A' frame beams. (Restricted head height).

## **OUTSIDE**

Large lawned front garden with decked area, overlooking surrounding fields. Rear courtyard area with storage and w.c. Good sized driveway to front.

## **DETACHED GARAGE**

Power and lighting. 2 x up and over doors.

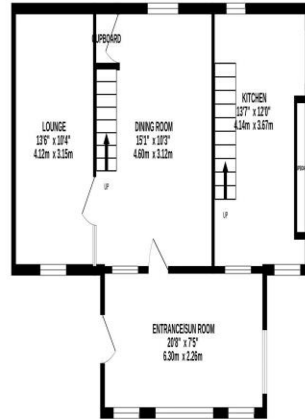
## **SERVICES**

Mains water, drainage and electricity. Oil

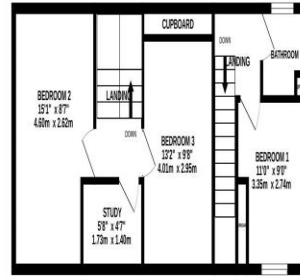




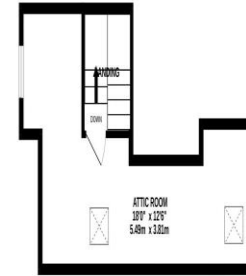
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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