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Colby Moar, Main Road, Colby, IM9 4NS  
**Asking Price £1,450,000**



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'Colby Moar' is an impressive country residence set in a approximately 4 acres, offering a high degree of seclusion with far-reaching southerly views over the lovingly maintained gardens. The considerable accommodation includes welcoming reception hall, beautifully proportioned drawing room with French doors leading to the terrace, double aspect dining room, sitting room, snug, double aspect study, newly fitted ultra modern stylish dining/kitchen and utility room. On the first floor is a master bedroom with en-suite shower room, 3 further double bedrooms, an en-suite bathroom and shower room. Outside there are 2 acres of south facing gardens with an eclectic mix of mature trees, lawned area, lily pond and an extensive terraced area providing additional dining area, beyond the garden lies a two-acre paddock. An independent two-storey store/cottage offers the perfect potential for use as a studio or office together with detached garage





## LOCATION

Travelling on the A7 through Colby towards Castletown, pass Ballakilpheric Chapel on the left hand side, shortly after on the right you will find 'Colby Moar'.

## ENTRANCE PORCH

Glazed door to:

## ENTRANCE HALLWAY

25' 6" x 8' 0" (7.77m x 2.44m)

Superb entrance hallway with imposing staircase to first floor. Understairs cupboard.

## CLOAKROOM

White wash basin, w.c., chrome ladder style towel rail, part tiled walls. Cloaks cupboard.

## FORMAL DINING ROOM

22' 10" x 12' 2" (6.95m x 3.71m)

French door out to the inviting terrace and garden.

## ELEGANT DRAWING ROOM

26' 8" x 23' 9" (8.12m x 7.23m)

Dual aspect with two French doors leading to the beautiful terrace and garden.

## SITTING ROOM

14' 2" x 12' 8" (4.31m x 3.86m)

Working fireplace with Victorian-style cast iron insert, carved wood surround and slate hearth. French doors to garden.

## SNUG

14' 2" x 12' 11" (4.31m x 3.93m)

Wall lined shelving. Arch to:

## STUDY

13' 5" x 9' 9" (4.09m x 2.97m)

Two walls lined with built-in bookshelves, cabinets and drawers.

## DINING/KITCHEN ROOM

19' 3" x 13' 9" (5.86m x 4.19m)

Double aspect, newly fitted modern grey gloss quality kitchen with an extensive range of wall and base units incorporating double composite sink unit, integral dishwasher, microwave oven, pan drawers, range style cooker, ceramic hob, stainless steel extractor hood, Quooker tap, downlighters Amtico flooring, downlighters and underfloor heating. Central island 'breakfast bar' with drawers and cupboards under. American-style stainless steel fridge/freezer with ice maker.

## UTILITY ROOM

Grey gloss base units with integral fridge, large integral freezer, composite sink unit, downlighters, Amtico flooring, underfloor heating.

## FIRST FLOOR

## LANDING

## MASTER BEDROOM

18' 8" x 14' 5" (5.69m x 4.39m)

Dual aspect, with stunning views over the garden. Quality built-in wardrobes.

## EN-SUITE SHOWER ROOM

Stylish white suite consisting of double wash hand basins in vanity unit with double mirror fronted cabinets with lights, over-sized walk-in shower with glass screen. w.c., tall mirror-fronted cabinet, chrome ladder style towel rails, tiled walls and floor. Xpelair

## BEDROOM 2

17' 9" x 14' 7" (5.41m x 4.44m)

Double aspect, with lovely southerly views. Superb built-in wardrobes

## EN-SUITE BATHROOM

Contemporary suite with panelled bath, glass corner shower enclosure, wash hand basin, w.c., tall built-in cabinet with mirror-fronted upper section, chrome ladder style tower towel rail, fully tiled walls and floor. Xpelair.

## BEDROOM 3

14' 3" x 12' 10" (4.34m x 3.91m)

L-shaped built-in wardrobes.

## BEDROOM 4

14' 3" x 12' 10" (4.34m x 3.91m)

Built-in wardrobes.

## SHOWER ROOM

Luxury suite consisting of glass corner shower enclosure, wash hand basin in vanity unit with mirror-fronted cabinet over, w.c., chrome ladder style towel rail, fully tiled floor and walls. Xpelair. Loft access.

## **OUTSIDE**

The property occupies a secluded plot of approximately four acres: some two acres of immaculately maintained secluded gardens backing south featuring extensive terracing, raised lily pond, sweeping lawns and mature trees and specimen shrubs, beyond which lies a two-acre field.

## **DETACHED STORE/COTTAGE**

Potential for use as an office or studio.

## **LARGE DETACHED GARAGE**

Substantial garage with block paved front, with storage for up to approximately 8 cars. Double electric up and over door to the front. Light and power. Rear access door.

## **SERVICES**

Mains drainage, water and electricity. Oil central heating. Fibre Broadband.

## **POSSESSION**

Freehold. Vacant possession on completion. No onward chain. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.









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Since 1854



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