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Ingladene, Main Road, Foxdale, IM4 3EF
Asking Price £299,950

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Characterful 2 bed semi detached Manx stone cottage in the heart of Foxdale. Enjoying fabulous open Countryside views to the front and rear. Bright and spacious accommodation with many exposed beams and charming rustic features. Comprising living room complemented by an open fire, Kitchen, Inner vestibule and modern shower room. 2 Double bedrooms and separate dressing room. There is also an attic room of the dressing room which has been utilised as a hobbies room with far reaching countryside views. There is a brick paved driveway offering off road parking for multi vehicles, walled front garden extending to the side and tiered courtyard style rear garden. Viewing highly recommended.





LOCATION

From the Ballacraire traffic lights travel South on the A3 through Lower Foxdale to Higher Foxdale. Proceed past the Ellan Vannin Fuel petrol station and the property can be located on the right hand side, clearly identified by our For Sale Board.

ENTRANCE

Attractive stable door.

LOUNGE 15'2" x 14'8" (4.62m x 4.47m)

Stairs to first floor. Oak flooring. Stovax multi fuel stove on Poolvaish slate hearth. Radiator. uPVC double glazed window to front aspect. Television and satellite points. uPVC double glazed window to side. LED downlights. 2 ceiling lights. Consumer unit. Double glazed wooden door to

KITCHEN 15' 1" x 10' 10" (4.6m x 3.3m)

Fitted with a good range of units to base and eye level with laminate worktops. Ceramic sink with mixer tap and drainer. Integrated fridge and freezer. Plumbed for washing machine. Rangemaster with 2 ovens, 1 grill and 5 ring hob with extractor fan over. Under counter lighting. LED downlights. Ceiling light. Multiple plug sockets. Karndean flooring. Part glazed wooden door to outside. Part glazed door to

INNER VESTIBULE 5' 11" x 4' 3" (1.8m x 1.3m)

uPVC double glazed window to front aspect. Worcester gas fired central heating boiler. LED downlights. Multiple plug sockets. Original slate floor. Hanging space. Door to

SHOWER ROOM

Modern three piece suite comprising walk-in shower with niche, vanity wash hand basin with cupboards below and WC. Wall unit with mirror and light. Chrome heated towel rail. Tiled walls and floor. LED downlights. uPVC double glazed window.

FIRST FLOOR

BEDROOM 1 13' 5" x 9' 10" (4.1m x 3m)

2 large uPVC double glazed picture windows and uPVC double glazed window to side aspect. LED downlights. Stripped wooden floor. 2 radiators. Multiple plug sockets.

BEDROOM 2 15' 1" x 9' 2" (4.6m x 2.8m)

Carpeted floor. uPVC double glazed window to front aspect. Multiple plug sockets. Radiator. Ceiling light.

DRESSING ROOM 4' x 6' 3" (1.21m x 1.9m)

Carpeted floor. uPVC double glazed window to front aspect. Ceiling light. Hanging rails. Stairs to

ATTIC ROOM 14' 1" x 8' 6" (4.3m x 2.6m)

Restricted head height. Utilised as a hobbies room. Carpeted floor. 2 large velux roof lights with countryside views. Multiple plug sockets. 2 ceiling beams. Stone feature gable wall.

OUTSIDE

Front: Off road parking for two vehicles. Concrete steps to leading to front door. Block paved front garden with raised bed. Wooden fencing offering offering privacy from the main road. Mature shrubs. Side yard with access through to rear. Outside tap. Private rear yard with wood store and storage beneath steps leading to higher level. The upper level is separated into two areas, one decked and another low maintenance gravel garden. Both areas enjoy stunning views over neighbouring countryside.

SERVICES

Mains water, electricity and drainage. Gas central heating.

VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

Please note under the Estate agents Act we are obliged to disclose that this property is being marketed on behalf of an employee of Chrystals Estate Agents.

POSSESSION

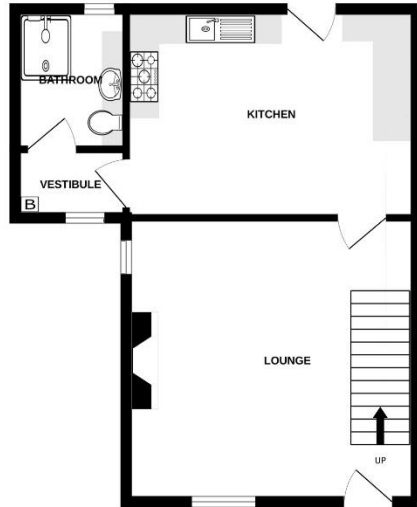
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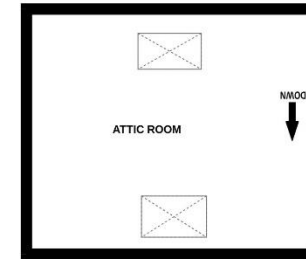
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Since 1854



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