

Lhergy House, Balnahowe, Santon, IM4 1BG

**Asking Price £385,000**



A fantastic opportunity to purchase a detached country cottage requiring complete modernisation. The property currently comprises Lounge/Dining area, Kitchen and Bedroom on ground floor. 3 further Bedrooms and Family Bathroom on first level. This house offers excellent scope for conversion (subject to the necessary planning permissions). The site currently measures approx. 0.5 of an acre. It commands views over open countryside and to the sea. Access to this property is via a public right of way suitable for 4 x 4 vehicles only. Viewers should be aware that they are attending at their own risk as the agents will be not held responsible. Viewings can be accompanied via the owner by arrangement.



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## LOCATION

Travelling out of Douglas on the Old Castletown Road head towards Quines Hill and take the left hand turning towards Port Soderick Glen. Continue under the railway bridge which runs over the road and the right of way access road is on the right hand side. Follow this track until you reach the property.

**KITCHEN** 13' 10" x 18' 3" (4.21m x 5.56m)

**LIVING ROOM** 14' 1" x 15' 5" (4.29m x 4.70m)

**DINING AREA** 14' 1" x 13' 4" (4.29m x 4.06m)

**BEDROOM 1** 13' 10" x 13' 7" (4.21m x 4.14m)

## FIRST FLOOR

**BEDROOM 2** 14' 9" x 14' 7" (4.49m x 4.44m)

**BEDROOM 3** 14' 6" x 13' 4" (4.42m x 4.06m)

**BEDROOM 4** 13' 11" x 14' 8" (4.24m x 4.47m)

**BATHROOM** 14' 1" x 14' 2" (4.29m x 4.31m)

## SERVICES

Mains water and electricity. Private drainage.

## TENURE

Freehold

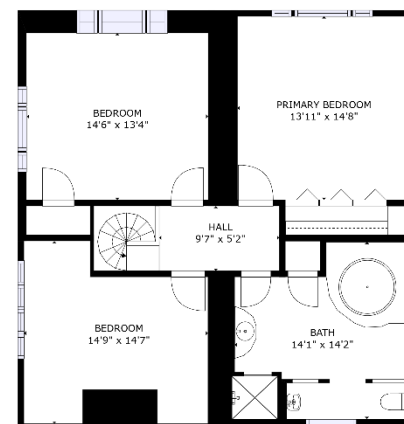
## VIEWING

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## POSSESSION

Vacant possession on completion of purchase. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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,

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Since 1854



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