



carter moon
property sales & lettings

55 Victoria Street
Douglas
Isle of Man
IM1-2LA



GREENLANDS, BARNELL LANE PATRICK

£599,950

- Attractive detached true bungalow situated in a peaceful countryside setting
- Delightful lawned gardens (Approximately half acre plot) Superb panoramic views
- 5/10 minutes drive to Peel village
- Refurbishment required
- 23ft Lounge / sitting room
- Dining Room
- Fitted kitchen & Utility room
- 3 Spacious & airy bedrooms
- Bathroom & WC
- Automated double & single garage

Key Features

3	
2	
2	

Full Description

This deceptively spacious detached bungalow that is situated in the most beautiful & private setting has full planning permission to build an impressive modern house on a wonderful south facing extended garden plot. Enjoys enviable panoramic countryside views. Existing property offers bright & airy accommodation throughout with a large open plan lounge / dining area, well fitted breakfast kitchen with Utility room & double garage off, 2/3 good sized bedrooms (Master En-suite bathroom) & family bathroom (Separate toilet) Generous storage facilities. Outside there is a garden room & additional automated single garage (Power & lighting) Lovely surrounding lawned gardens. The property runs on oil fired central heating. Vacant possession with no onward chain.

Full details & measurements are as follows -
Steps leading to sheltered entrance with night lights.

PORCH (6ft 8 - 5ft 4)

Bright & airy with ceramic tiled flooring. Wide glazed window & inner door leading to -

RECEPTION HALLWAY (22ft 6 - 6ft 9)

Cove ceiling. Deep set built-in double linen cupboard with slatted shelving. Additional walk-in cloaks room with hanging rails.

OPEN PLAN LOUNGE & DINING AREA

Lounge (23ft - 16ft)

Twin large picturesque windows that takes advantage of superb panoramic countryside views. Feature fireplace with marble slips and alcove areas to either side with marble tops. TV & Telephone Connection. Coved ceiling. Wide arch opening to.

DINING AREA (12ft 6 - 9ft)

Wide picture window which again provides breathtaking countryside views. Coved ceiling. Power points. Door leading to

BREAKFAST KITCHEN (9ft 2 - 9ft 4)

Fitted with an extensive range of light oak fronted base wall and drawer units. Generous laminate work surfaces incorporating a 1.5 sink unit with mixer tap and drainer. Tiled splashbacks. Effective parquet effect wooden flooring. Appliances include four ring electric cooker with filter fan above. Bosch built in eye level oven/grill and integrated dishwasher. Door to

UTILITY ROOM (9ft - 9ft 2)

Matching worktops and drawer units along with integrated washing machine. Space for american style fridge freezer. Matching parquet effect wood flooring. Fully Tiled walls. Access to Automated double garage and additional single garage.

MASTER SUITE (16ft 10 - 11ft)

Impressive sized bright and airy room which takes advantage of superb countryside views. Coved ceiling. Multiple power points. Opening to

LARGE DRESSING ROOM (10ft 6 - 10ft 8) Possible 3rd bedroom. Ceiling downlighting. Coved ceiling. Picturesque countryside views. Fitted wardrobes and Chester draws to one wall.

EN SUITE BATHROOM (12ft 8 - 5ft 2)

Fitted with a four piece suite comprising bath unit, bidet, basin unit and toilet. Fully Tiled walls. Wall mounted mirror cabinet. Heated towel rail.

BEDROOM 2 (16ft 10 - 12ft)

Fabulous sized bright and airy room with ample space for stand alone furnishings. Coved ceiling. Twin wall mounted lights. Power points. Present front garden aspect.

SHOWER ROOM (10ft 8 - 7ft 6)

Fitted with a three piece suite comprising a fully tiled shower cubicle , bath unit and basin. Tiled walls and flooring. Shaver light and wall mount mirror. Plenty of natural light.

SEPERATE TOILET (6ft 7 3ft 3)

Half tiled walls. Window which provides plenty of natural light. Toilet.

INTEGRAL AUTOMATED GARAGE (18ft 10 - 17ft 9)

Power and light. Automated up and over door. Quarry tiled flooring. Consumer unit. Door through to

GARDEN ROOM (17ft 5 - 10ft 8)

Tap connection. Matching quarry tiled flooring. Storage room. Access to open porch and rear garden.

ADDITIONAL SINGLE GARAGE (28ft 9 - 10ft 8)

Power and lighting. Automated door. Work bench.

GARDENS



Tenure	Freehold
Floor Area	
Directions	Heading out of Douglas on the Peel Road (A1) through the villages of Glen Vine, Crosby & Greeba till you come to the junction at Ballacraigne. Proceed straight over in the direction of St Johns & take the next left onto Station Road. Carry on for a short distance taking the next right into Patrick Road. Continue to the end of Patrick Road, passing The Black & White cow statue by the farm & proceed for a further 200 yards taking the left hand turn onto Barnell Lane where Greenlands is the first house on the right hand side.
Viewings	All viewings must be accompanied by a representative of Carter Moon Estate Agency. To book an appointment please contact us on (01624) 626123 or alternatively email - info@cartermoon.com
Services	All main services connected. Oil fired central heating.
Possession	Freehold. Vacant with no onward chain.
Rates payable	For all rates figures please contact the rates departments on (01624) 685661 / 696397
Inclusions	As seen.
Please note	Planning permission approved for substantial 2 level property. Plans can be reviewed at our Offices in Douglas.