



The Old School House, St Judes Road, Sulby, IM7 2EW

A spacious four-bedroom detached property enjoying countryside views. Featuring a split-level lounge, large kitchen/diner with bi-fold doors, principal bedroom with Jack and Jill bathroom and fourth bedroom/office with wet room. Driveway for up to four vehicles, rear garden with a powered art studio/garden room.

£547,500

Property Overview

Property Type	Detached
Receptions	1
Bedrooms	4
Bathrooms	1
En-Suites	2

Property Details

Property Type	Detached	Heating	Oil Fired Central Heating
Receptions	1	Windows	Double Glazed
Bedrooms	4		Easily Maintained
Bathrooms	1	Front Garden	Easily Maintained
En-Suites	2	Rear Garden	Driveway
		Garage	



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Property Description

Ground Floor

Porch (Approx 6'4 x 5'11)

uPVC double-glazed door opening into a spacious porch, with a window to the left and ample space for hanging coats. The porch benefits from a ceiling light and tiled flooring. A glazed wooden door provides access to the lounge.

Lounge (Approx 22'2 x 15'11)

A large, impressive lounge with three windows and a mezzanine area to take in the wonderful hill views in the distance. The room features a multi-fuel stove as a central focal point, creating a warm and welcoming living space. There is a radiator on the mezzanine level and skirting radiators at ground level. Further features include carpeted flooring, under-stairs storage, two wall lights and a ceiling light.

Kitchen/Diner (Approx 26'2 x 14'10)

A spacious and bright kitchen/diner featuring bi-fold hardwood doors opening onto the rear garden. The kitchen is fitted with a range of floor and wall-mounted cupboards, with integrated Neff microwave and Bosch dishwasher. A sink with drainer is positioned beneath the rear-facing window, enjoying views over the fields. Under-cabinet lighting provides additional illumination. There is an extensive Rangemaster electric oven with six gas hobs, supplied by bottled gas, together with space for a freestanding fridge/freezer. The kitchen has two ceiling lights, with a further ceiling light in the dining area and underfloor heating throughout.

Rear Hallway (Approx 9'6 x 5'7)

The hallway includes an area for hanging coats, a door leading to the utility room and a wooden door with frosted glazing providing access to the side aspect.

Utility Room (Approx 7'0 x 6'4)

A generous utility room with a large double cupboard with sliding doors housing the pressurised hot-water cylinder, oil fired boiler, electrical mains board and pipework associated with the underfloor heating system. There are floor- and wall-mounted cupboards along two sides, providing excellent storage, together with a stainless-steel sink and drainer beneath

the window. Space is provided beneath the worktop for a freestanding washing machine. Ceiling light and Karndean flooring.

Bedroom 4 / Office (Approx 10'6 x 8'3)

A single bedroom or home office with side-facing window, three wall lights and carpeted flooring. Door providing direct access to the wet room.

Wet Room (Approx 8'3 x 3'6)

Tiled floor to ceiling wet room with a non-slip resin floor, ceiling light and a front-facing window. Fitted with a white WC, wall-mounted wash hand basin with mirror above, wall-mounted shower and extractor fan.

Upstairs

Landing (Approx 16'7 x 8'11)

A bright landing area with staircase and a window on the half landing overlooking the front aspect. Double storage cupboard situated outside Bedroom 3, together with access to the loft space.

Bedroom 1 (Approx 16'11 x 9'11)

Carpeted bedroom with a walk-in wardrobe and additional double storage beneath the eaves. Double-glazed rear-facing windows and two ceiling lights. Access to the Jack and Jill bathroom.

Jack and Jill Bathroom (Approx 8'2 x 7'10)

Bright bathroom which has been refitted with a corner bath, large walk-in shower, wash basin and toilet. The bathroom is finished with a panelled ceiling and Durpanel waterproof flooring.

Bedroom 2 (Approx 13'7 x 8'9)

A bright bedroom with three double-glazed windows overlooking the rear aspect, carpeted flooring and ceiling light. Access to the en-suite Jack and Jill full bathroom.

Bedroom 3 (Approx 18'2 x 7'11)

A spacious dual-aspect principle bedroom enjoying views over the rear and side aspects. Carpeted flooring and ceiling light. Three steps lead down to the en-suite bathroom.

En-Suite (Approx 7'10 x 6'2)

Fitted with a white three-piece suite comprising WC, pedestal wash hand basin and corner shower enclosure. The room benefits from an extractor fan, wall and ceiling lighting, and Karndean flooring.

Outside

Front

To the front of the property is a generous gravelled driveway providing off-road parking for up to four vehicles, offering convenient parking for residents and visitors. There is a concrete block and slated oil storage room and a log store.

Rear Garden & Art Studio

To the rear is an attractive triangular-shaped gravelled garden with patio, enjoying wonderful views across the surrounding countryside.

A standout feature is the purpose-built art studio, complete with power. Positioned to make the most of the outlook, the

studio provides an inspiring and versatile space for artists, creatives or those simply seeking a dedicated home-working or hobby area. Behind the art studio is additional concrete and slated narrow work area, housing 2 has cylinders for the gas hob. The combination of the countryside outlook, Indian Sandstone patio, dedicated art studio and gravelled garden with raised herb beds creates a particularly peaceful and individual outdoor space, with plenty of opportunity to sit, work or entertain while enjoying the surrounding landscape.

Offers

All offers and negotiations through the offices of Cowley Groves & Co. Ltd.

Possession

Vacant possession will be given on completion by arrangement.

Viewing

Strictly by prior appointment through the sole selling agents:

Cowley Groves & Co. Ltd.

9 Parliament Street

Ramsey

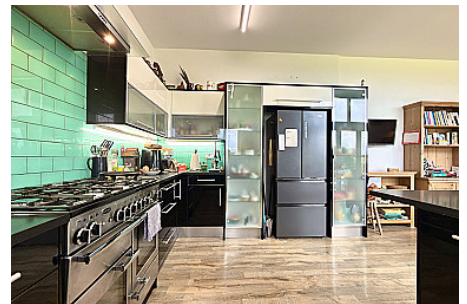
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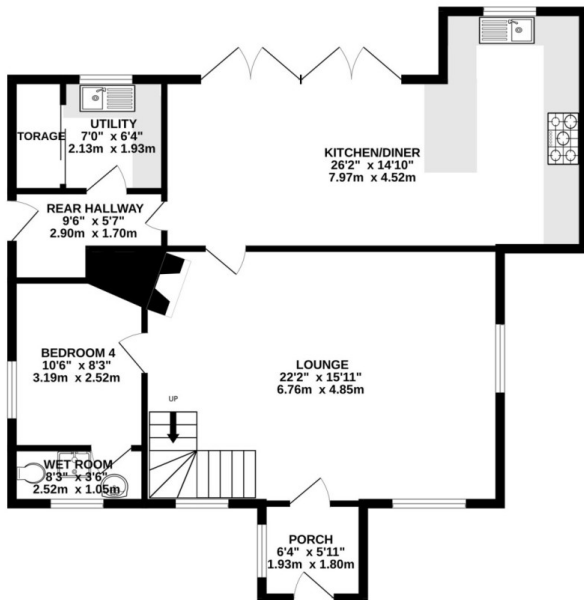
The Cowley Groves Ramsey team look forward to assisting you with your enquiry.



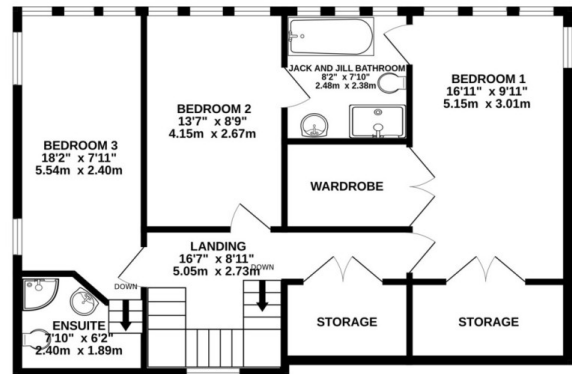




GROUND FLOOR
919 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 1680 sq.ft. (156.1 sq.m.) approx.

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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