

ASKING PRICE

# £674,600

black grace cowley
ESTATE AGENTS

## THE DETAILS

2 2 1



## Earystane Chapel
## Earystane
## £674,600

call in today or visit www.blackgracecowley.com for more details

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645555

a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

PROPERTY DETAILS FOR

# Earystane Chapel, Earystane














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## THE DESCRIPTION

- Characterful period building with considerable architectural interest and traditional Manx heritage
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- Exceptional original Manx slate structural walls, believed to be one of the finest examples of traditional Manx slate construction on the Island
- Beautiful period features including exposed beams, oak flooring, solid oak doors and joinery, stone window sills and traditional cast-iron radiators
- Spacious living accommodation with impressive reception room and exposed beams
- Feature log-burning stove and space for a full dining table and chairs
- Farmhouse-style kitchen with wall, base and drawer units, granite work surfaces, tiled flooring and splashbacks
- Generous landing overlooking the living area
- Double bedroom, additional bedroom/home office and modern three-piece bathroom
- Substantial detached double garage incorporating a modern utility room, shower room and useful storage space above
- Approximately one acre of grounds, established gardens, lawned rear garden, patio, boundary adjoining a plantation and generous off-road parking
- Separate detached outbuilding, currently used for storage, with services connected
- Oil-fired central heating, mains electricity and water, and private drainage

## THE PROPERTY

A truly individual and characterful listed property, Earystane Chapel occupies a delightful plot of approximately one acre and offers a fascinating blend of historic character, traditional Manx architecture and practical modern living. The property retains a wealth of original features, with the remaining original chapel walls showcasing what are believed to be some of the finest examples of traditional Manx slate construction on the Island. Beautiful period details include exposed beams, stone window sills, period-style cast-iron radiators and oak flooring, doors and joinery, all contributing to the property's distinctive character.

The spacious living room is a particularly attractive feature, with its exposed-beam ceiling, impressive log-burning stove and ample space for dining. The farmhouse-style kitchen is fitted with traditional-style wall, base and drawer units, complemented by granite work surfaces and tiled flooring and splashbacks.

PROPERTY DETAILS FOR

# Earystane Chapel, Earystane

On the first floor, a generous landing overlooks the main full-height living space, creating an attractive sense of openness. The accommodation includes a double bedroom, a further room suitable for use as a bedroom or home office, and a modern three-piece family bathroom.

Externally, the property enjoys established 'wild' grounds, a lawned rear garden, patio and generous off-road parking. A particularly appealing addition is the substantial detached double garage, incorporating a modern utility room and shower room, together with useful storage space above. A separate detached outbuilding completes the accommodation, currently utilised for storage, with all services connected.

Combining genuine Manx architectural character, an interesting history, versatile accommodation and approximately one acre of grounds, Earystane Chapel represents a rare opportunity to acquire a truly individual Isle of Man property.

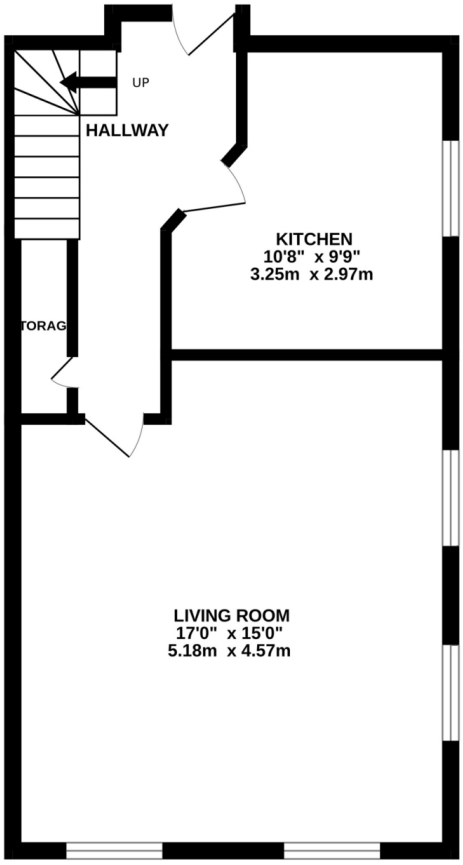
To fully appreciate all that Earystane Chapel has to offer, please contact Black Grace Cowley to arrange a viewing on 01624 645555 (option 1) or hello@bgc.im.

PROPERTY DETAILS FOR

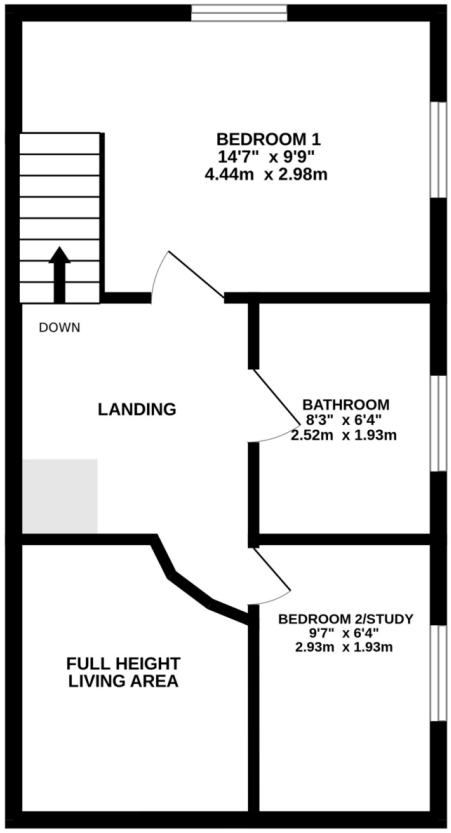
# Earystane Chapel, Earystane

## FLOORPLAN

GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.




1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.




TOTAL FLOOR AREA : 823 sq.ft. (76.4 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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