



Kella House, Main Road, Sulby, IM7 2HH

Nestled in the picturesque locale of Sulby, requiring modernisation Kella House has four sizeable double bedrooms, a family bathroom and 3 reception rooms providing space for entertaining. A large, secure rear garden provides space for festive barbecues or space for children to play. Within walking distance to the school, on the main bus route and off road

parking.

£395,000

Property Overview

Property Type

Receptions

Semi-Detached

Bedrooms

Bathrooms

Property Details

Property Type	Semi-Detached	Heating	Gas Fired Central Heating
Receptions	3	Windows	Double Glazed
Bedrooms	4		Easily Maintained
Bathrooms	1	Front Garden	
		Rear Garden	Patio Garden
		Garage	Off Road Parking



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Property Description

Porch (Approx 4'6 x 3'0)

Entering from the footpath leading from the gate, the porch has dwarf walls with double glazed windows to both sides and a glass pitched roof. The half glass, half paned double-glazed wooden door. There is a further door with four windows which provide access to the main hallway of the property.

Hallway (Approx 17'10 x 5'10)

Large wide hallway with the lounge on your left and the sitting room to your right. At the back right of the hallway is a door leading to the dining room and the staircase providing access to the first floor. The mains electric board is in a wall mounted cupboard next to the front door. The hallway is finished with a ceiling light and carpeted flooring

Lounge (Approx 14'6 x 12'8)

Spacious lounge with a large fireplace as the main feature when entering the room. The fire is electric, with the chimney still open and could be used with a multi fuel stove if preferred. Either side of the fireplace are two floor to ceiling storage cupboards. There is a double-glazed window providing views on to the front aspect. The lounge has a further door which provides access to the rear hallway, kitchen and utility. The lounge is finished with a ceiling light and carpeted flooring throughout.

Sitting Room (Approx 13'7 x 12'8)

Cosy room to relax with an open fire as the central feature of the room. There is a double-glazed window providing views on to the front aspect of the property. The sitting room is finished with a ceiling light and carpeted flooring.

Dining Room (Approx 13'7 x 10'10)

A good size room for entertaining with space for a 6 seater dining table without making the room feel small. There is a double glazed window providing views on to the rear aspect of the property. The dining room is finished with a ceiling light and carpeted flooring.

Rear Hallway (Approx 10'10 x 3'5)

Accessed via the lounge the rear hallway provides access to the kitchen, utility and a door which leads to the rear aspect of the property. There is a wall mounted cupboard on your right, ceiling light and the hallway is finished with tiled flooring.

Kitchen (Approx 11'1 x 10'10)

Located to the left when in the rear hallway, there is a double-glazed window providing views on to the rear aspect. There is a blend of floor and wall mounted wooden cupboards to all walls. The integral fridge/freezer is on your left, next to the integrated Bosch oven. Wall mounted cupboards along the same wall are under cupboard lighting, providing light to the

worktop and the 4 ring gas hob. At the end of the kitchen is a fireplace which provides space for storage. Along the wall to your right are further floor and wall mounted cupboards with lighting and the sink and a half with drainer under the window. Space below the work allows for a standalone dishwasher. The kitchen is finished with a ceiling light and tiled flooring.

Utility (Approx 5'10 x 5'7)

Located on your right from the rear hallway the utility has storage cupboards and worktop space on your right. There is a double-glazed frosted window providing views on to the rear aspect. Below the work top space is provided for a standalone washing machine. There is a WC on the far wall when entering the utility. The utility is finished with a wall mounted light and linoleum flooring.

Landing (Approx 14'4 x 5'10)

Bright spacious landing with a large, double-glazed window on the half landing providing views on to the rear aspect. Outside the bathroom on the landing is access to the loft space which has lighting. The attic is standing height, has insulation and the flooring is not boarded.

Bedroom 1 (Approx 16'1 x 12'6)

Large double bedroom with a double-glazed window looking on to the front aspect of the property. The bedroom is finished with a ceiling light and carpeted flooring.

Bedroom 2 (Approx 13'6 x 12'5)

Large double bedroom with a double-glazed window looking on to the front aspect of the property. The bedroom is finished with a ceiling light and carpeted flooring.

Bedroom 3 (Approx 13'6 x 10'3)

Large double bedroom with a double-glazed window looking on to the rear aspect of the property. The bedroom is finished with a ceiling light and carpeted flooring.

Bedroom 4 (Approx 16'1 x 10'2)

Large double bedroom with a double-glazed window looking on to the rear aspect of the property. The Worcester gas boiler is in the cupboard on your right next to the window. The bedroom is finished with a ceiling light and carpeted flooring.

Bathroom (Approx 8'4 x 5'10)

Bright bathroom with a double-glazed frosted window looking on to the front aspect of the property. On your left is a rectangular shower enclosure with a sliding glass door. The shower enclosure is finished with mermaid board. The WC is at the end of the room by the window with the pedestal sink directly opposite. There is a wall mounted mirror above and a radiator to the left of the sink. The bathroom is finished with a ceiling light and linoleum flooring.

Outside

To the front of the property the boundary is defined by the stone wall adjacent to the pavement. In front of the two windows are flower beds with decorative pebbles and potted plants. There is a gate providing access to the path leading to the porch door from the pavement.

To the right side of the property is a gate providing access down the side of the property and allowing for off road parking. The gas tank is on your right with the boundary being up to the property next door. There is a mixture of trees and shrubs and an outside water tap near the gate.

The rear garden has the boundary defined by a wooden fence the entire width of the property, with further bushes and shrubs. The left of the garden the boundary changes to a brick wall which is the property next door. There is a decking area and trees with plenty of space and patio area.

Services

Mains water
Electricity
Gas Tank

Rates

2025 - 2026 Gross Payable £584.84

Directions

Travelling from Ramsey, continue West down Lezayre Road to Sulby and past the Ginger Hall. Travel approx 500m along Sulby straight where Kella House will be found on your right hand side easily identifiable by our For Sale board..

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

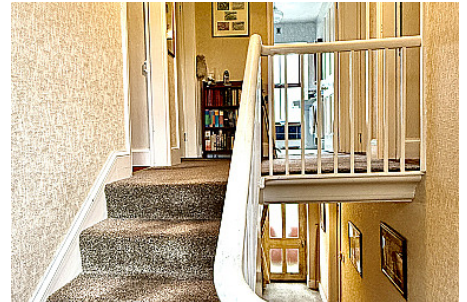
Possession: Vacant possession will be given on completion by arrangement.

Viewing: Strictly by appointment through the Agents, Cowley Groves & Co. Ltd. 9 Parliament Street, Ramsey, IM8 1AS.

To make an appointment through Managing Agents Cowley Groves: Please contact our Ramsey office on 01624 812823 or email us on ramsey@cowleygroves.com.

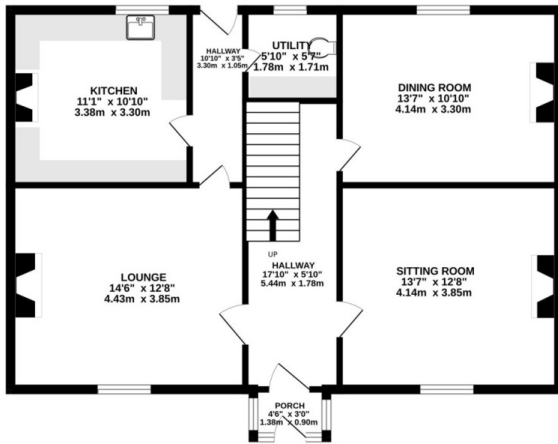
We look forward to being of service to you.

Cowley Groves Ramsey Team.

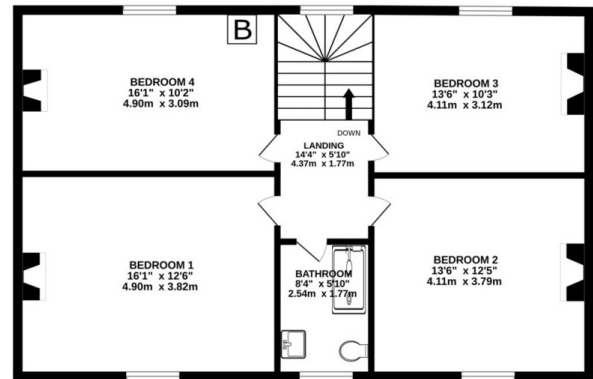




GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.



1ST FLOOR
782 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA: 1571 sq.ft. (145.9 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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