



ASKING PRICE

£379,000

THE DETAILS

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Pine View, The Hope,
St Johns
£379,000

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

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a: 9 Atholl Place, PEEL, Isle of Man, IM5 1HE

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THE DESCRIPTION

- Beautifully presented three-bedroom detached Manx cottage
- Situated in a central location at The Hope, St Johns
- Stunning views of Slieau Whallian Hill with countryside walks close by
- Separate Lounge, Open-plan Family room/Diner/Kitchen
- 3 Bedrooms, Modern Bathroom
- Sunny patio and landscaped garden
- Gas Heating, uPVC double glazed
- Viewings highly recommended

THE PROPERTY

Black Grace Cowley are delighted to present Pine View Cottage to the market, nestled in the picturesque setting of The Hope, St Johns, this beautifully presented cottage blends traditional character with modern comforts, creating a truly inviting family home. The property is entered through a uPVC double-glazed front door into a welcoming entrance hall, with a staircase to the first floor. To the right is a cosy living room with feature fireplace and an electric fire. To the left, a seating area/family space is centred around a magnificent original Manx stone inglenook fireplace, complete with a multi-fuel log burner. This striking feature creates a wonderful focal point, bringing warmth and character to the space and offering the perfect place to relax with a good book. To the rear of the cottage lies the heart of the home, an exceptional open-plan kitchen/dining room, thoughtfully designed for modern living while retaining the property's original charm. The contemporary kitchen is beautifully appointed with charcoal and white shaker-style wall and base units, integrated appliances including a fridge/freezer, dishwasher and washing machine. A walk-in cupboard in the kitchen offers additional storage. A generous dining area features bi-fold doors, flooding the room with natural light that opens onto the paved patio and landscaped rear garden. The ground floor is complemented with practical, easy to clean tiles and features under floor heating.

The first floor comprises three well-proportioned bedrooms, including two generous double bedrooms to the front of the property and a comfortable third bedroom overlooking the rear garden currently used as a dressing room. Completing the accommodation is a stylish family bathroom, fitted with a panelled bath with shower over, vanity wash hand basin, heated towel rail and WC.



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Bi-fold doors from the kitchen lead seamlessly into the beautifully landscaped rear garden with spacious patio, creating a wonderful extension of the living space. Arranged over three attractive tiers, the garden features a paved patio, perfect for outdoor dining, a gravel seating area ideal for relaxing in the sunshine, and a well-maintained lawn bordered by established planting, offering a peaceful and private setting to enjoy throughout the seasons.

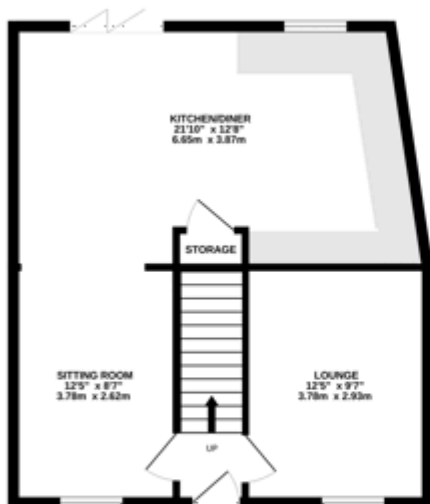
Gas central heating. uPVC doors and windows. Parking space at the front of the property. Viewings highly recommended.

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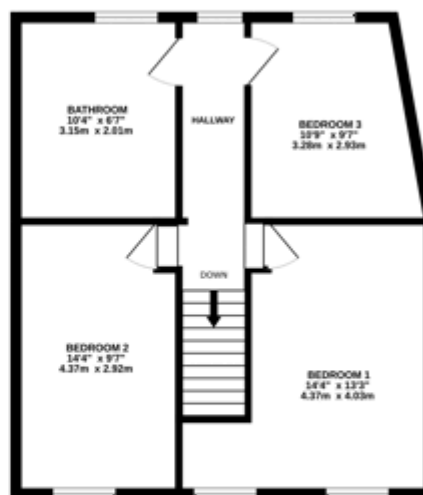
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FLOORPLAN

GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 1072 sq.ft. (99.6 sq.m.) approx.

While 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.
Made with floorplan 02026



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