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THE WISE MOVE

01624 662820

Langtoft Manor
Ballagyr Lane, Peel
£995,950

A 4 Bed Home Sitting in Approximately 2.5 Acres Surrounded By Beautiful Mature Gardens and Rural Views Located on The Outskirts of Peel
The property Has a Ground Floor Self Contained 2 Bed Apartment and A Further 2 Bed Chalet Separate From The Main House Perfect For visiting Family Or Guests

Entrance Into Main Hallway
Reception Room Overlooking The Sun Terrace
Rear Hallway With Stairs to First Floor Double Doors Lead you Into The Generous Dining Hall
Spacious Drawing Room With Wood Burner and Bay Window with Stunning Views Out To The Gardens and Hills
Large Kitchen With Bi-Fold Doors Out To The Terrace With Built In 5 Ring Gas Hob, Double Oven, Fridge/Freezer and Larder.
Library/Studio With Bay Window Overlooking Gardens perfect To Relax In and Take in Some Quiet Time.
Additional Study/Home Office
Upstairs Boasts 4 Large Double Bedroom with En-suite Bathrooms/Shower Rooms and a Further Separate Shower Room
Outside Boasts Stunning Gardens Surrounding The Property With Parking for Up to 10 Vehicles, a Summer House and and A further Outbuilding
Oil Fired Central Heating, Upvc Double Glazing

The Property Is Currently Registered as Bed and Breakfast, The Lodge is Registered as Self Catering Holiday Let Perfect if You Wish to Carry on The Business or For A Family Looking For Country Side Living Within Close Proximity To All Amenities

Whilst all particulars are believed to be correct, neither Property Wise Limited, or their clients guarantee their accuracy nor are they intended to form part of any contract. Floorplans are for illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate and not to scale.

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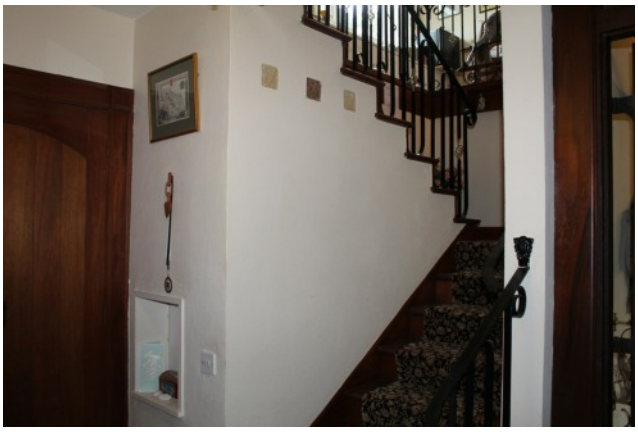

Directions: Travelling Out Of Peel Along The Ramsey Road, Just after McLeods Fields There is a Turning On The Right Hand Side, After a short Distance Bear Right and Follow The Road Round, The Property Can Be Located on The Right Hand Side.

Rateable value: £216 **Rates payable:** £1031.78 (Inc Water Rates)

Inclusions: to be confirmed **Services:** All Mains Services Connected

Rooms and Dimensions

Main House

REAR HALLWAY - 14’0 x 9’0

DINING HALL - 22’5 x 16’0

DRAWING ROOM - 20’9 x 15’0

DINING KITCHEN - 7’5 x 14’7

LIBRARY/STUDIO - 3’0 x 17’8

STUDY - 8’0 x 7’10

BEDROOM 1 - 21’0 max into bay x 22’2 include En-Suite

BEDROOM 2 - 17’5 x 18’6 and EN-SUITE - 11’0 x 6’5

BEDROOM 3 - 15’3 x 9’10 and EN-SUITE - 7’10 x 5’0

BEDROOM 4 - 15’5 max x 13’3 and EN-SUITE - 8’3 x 5’0

SHOWER ROOM - 7’3 x 6’7

The Lodge Chalet

SITTING ROOM - 18’6 max x 12’7

KITCHEN - 12’2 x 8’2

BEDROOM - 10 x 10’8

Ground Floor Apartment

LOUNGE - 16’7 x 10’10

BREAKFAST KITCHEN - 11’10 x 9’9

SHOWER ROOM - 9’0 x 5’0

BEDROOM 1 - 10’6 x 9’4

BEDROOM 2 - 10’2 x 7’1

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