

**Erinville
Kirk Michael
£989,000**



A Well Presented Detached Period Property Sat In a Beautiful Rural Setting Just A Stones Throw From Kirk Michael Village Surrounded by Mature Trees And Gardens With Access To Approx 6.75 Acres of Land With Stunning Views To The Village And Sea Views of The West Coast

The Accommodation Comprises:-
Spacious Living Room, Dining Area Through to A Large Games Room
A Study/Office Area or 5th Double Bedroom
Large Modern Kitchen/Breakfast Room
Downstairs Shower Room
Master Bedroom With Generous Dressing Room and Large Ensuite
2 Further Double Bedrooms and A Large Single Bedroom
Extensive Parking Areas and a Sweeping Driveway
Plenty of Storage Throughout
Separate Utility and Storage Buildings
Double Workshop Also Suitable For Stables, Garage, Greenhouse and Garden Shed
Oil Fired Central Heating and uPVC Double Glazing

PLANNING APPROVAL FOR SUNROOM

Directions : Travelling from Cronk Y Voddy on the Douglas Road from Ballacraire, Just as you approach the boundary limits of the village at the 30mph signs Erinville is on the left hand side clearly marked by our For Sale Boards.

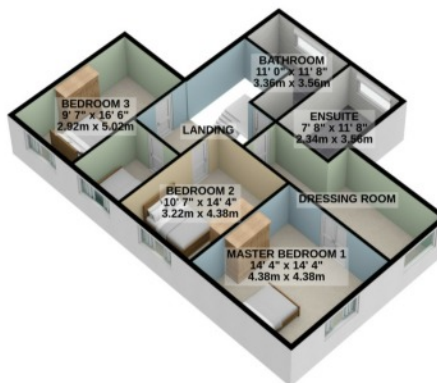
Rates : Approx £1800 Per Annum



GROUND FLOOR
1768 sq.ft. (164.3 sq.m.) approx.



1ST FLOOR
1038 sq.ft. (96.4 sq.m.) approx.



TOTAL FLOOR AREA : 2806 sq.ft. (260.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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