



6 Eyreton Farm Cottages
Eyreton Road, Crosby
Isle Of Man

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Asking Price: £425,000



6 Eyreton Farm Cottages Eyreton Road

Crosby, Isle Of Man

Tenure: Freehold

- A beautifully presented semi-detached cottage with distinctive features and offering exceptional accommodation in an idyllic country setting.
- Enjoying a convenient position within easy walking distance of the Crosby pub and restaurant, the village park and playing fields, bus routes, the Co-op and Costa Coffee.
- Well proportion accommodation comprising two reception rooms, modern kitchen, Wc, master bedroom with ensuite shower room, 2 additional bedrooms and family bathroom.
- Country cottage style garden abundant with flowers, shrubs and wildlife. Rear courtyard with seating area and access to parking.
- The property benefits from gas fired central heating, double glazing (wood) and a feature log burner.
- This exceptional property is positioned in a quiet development and only a short distance to Marown primary school.
- An ideal home for young families, those looking to downsize, or as a peaceful holiday retreat.
- Management service charge for communal areas.
- Sale subject to the owners securing an onward purchase in Peel.

Entrance Hall

Finished with attractive solid oak flooring, the hallway benefits from useful under-stairs storage cupboard and a turning staircase leading to the first floor. Additional features include a modern vertical radiator and a high-level cupboard housing the fuse board, along with phone and fibre connections.

Living Room

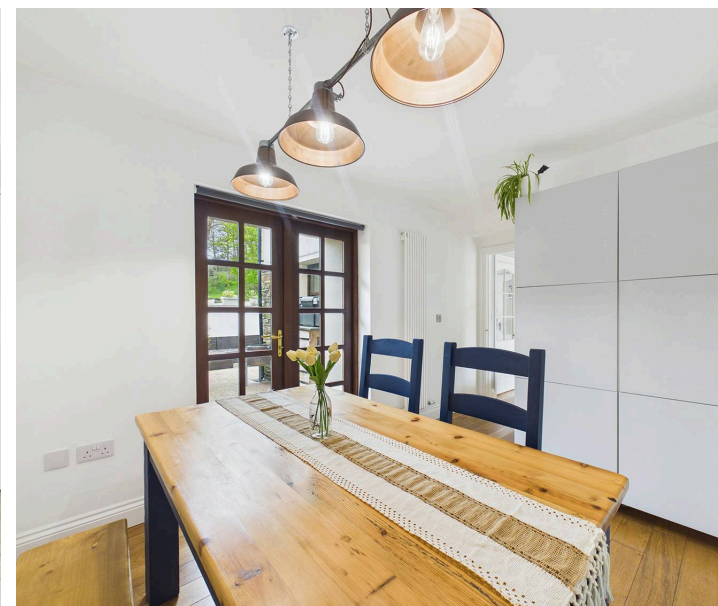
A warm and cosy lounge with solid oak flooring and a characterful log burner set on a stone hearth, creating a welcoming and comfortable reception room. The space benefits from recessed downlighting and a television point, with glazed double doors leading through to the kitchen. Additional double doors open onto the south-facing patio and garden, which is attractively stocked with a variety of flowers and shrubs and provides a pleasant outlook, attracting an abundance of wildlife.

Dining Room / Snug

This versatile room is currently used as a dining room but would equally suit use as a snug, reading room or children's playroom. Wood flooring and contemporary lighting create a stylish yet practical space, with glazed double doors opening onto the rear courtyard garden.

Kitchen

The modern fitted kitchen is finished with light grey cupboards and drawers complemented by chrome handles and a stone-effect worktop incorporating a 1½-bowl stainless-steel sink with mixer tap. Integrated appliances include an AEG four-ring induction hob with under-counter oven and extractor hood above, a SMEG dishwasher, integrated washing machine and a fridge/freezer...





Kitchen Cont...

Additional features include a smart full-height cupboard housing the microwave, recessed downlighting and laminate wood flooring, with a further cupboard discreetly concealing the modern gas-fired central heating boiler. Glazed double doors open out to the courtyard, enhancing natural light and flow, while double doors to the lounge can be opened to create an ideal space for entertaining.

Wc

Contemporary in style, fitted with a WC and wash hand basin with storage below. The room benefits from an extractor fan, half-tiled walls, and wood flooring.

Landing

The landing provides loft access and benefits from a front-facing window overlooking the garden, along with a built-in storage cupboard with shelving.

Master bedroom

A lovely master bedroom featuring a vaulted ceiling, large windows, and exposed beams, creating a light and characterful space. A generous built-in wardrobe offers hanging space and shelving, finished with sliding mirrored doors. The room also benefits from a television point, ideally positioned for a wall-mounted TV, while a glass door leads through to the wet room.

Shower Room

A walk-in wet room fitted with a power shower, wash hand basin, and heated towel rail. The room is fully tiled to both walls and floor and benefits from an extractor fan and recessed downlights.



Bedroom 2

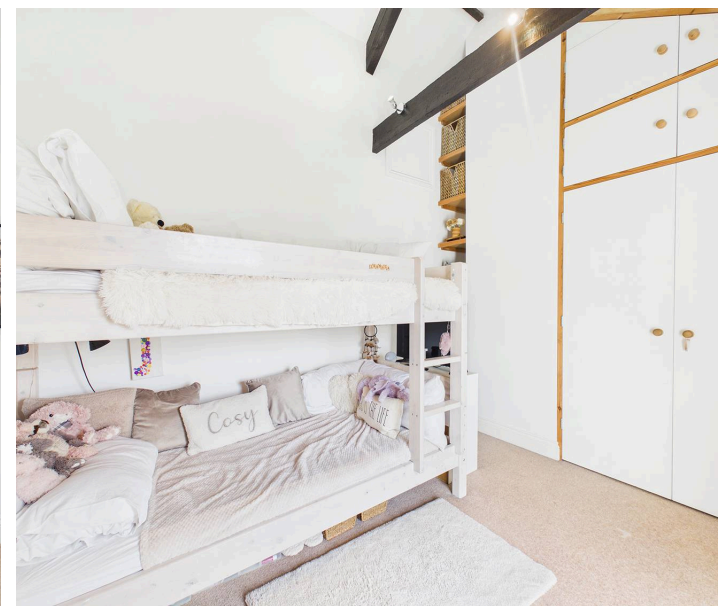
A double bedroom offering space for wardrobes and a vanity desk. A window provides a rear aspect, while the vaulted ceiling with feature beams adds character. The room also benefits from a television point.

Bedroom 3

A well-proportioned double bedroom featuring a large built-in wardrobe with additional storage cupboards. The room enjoys pleasant front-aspect views over the garden and is enhanced by attractive exposed feature beams, adding to the character of the home.

Bathroom

A contemporary fitted suite comprising a double-ended bath with shower over, together with a wall-mounted WC and wash hand basin. The room is finished with fully tiled walls and flooring, benefiting from underfloor heating, recessed lighting, and an extractor fan.





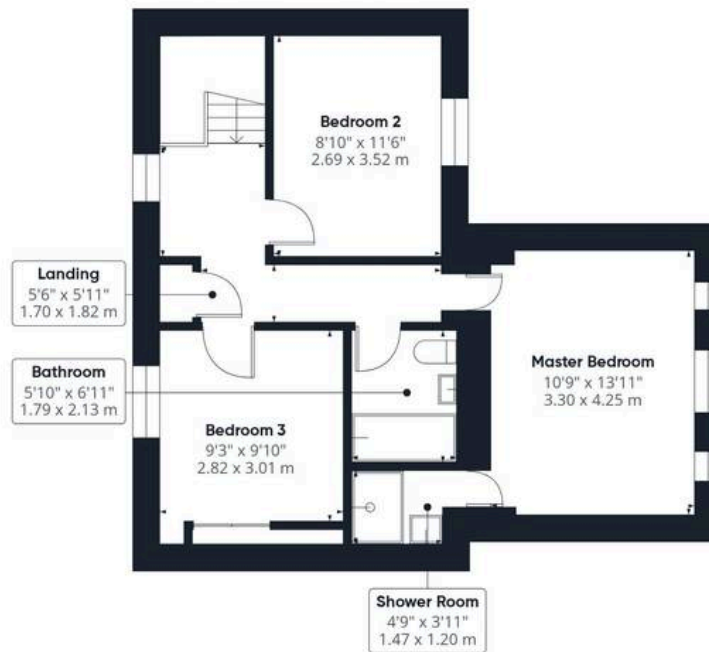
Outside

Accessed via an archway and gate, the garden offers a charming and peaceful setting filled with flowers, shrubs, and visiting wildlife. A mature hedge provides a good degree of privacy, while a small, easy-to-maintain lawn and patio area enjoy a sunny southerly aspect, ideal for outdoor relaxation. To the rear is a easy to maintain courtyard setting, with a secluded seating area and access to the rear parking area.





Floor 0



Floor 1



Approximate total area⁽¹⁾

1012 ft²

94 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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