



ASKING PRICE

£599,000

THE DETAILS



4



1



2



Cormin

Main Road, Glen Vine

£599,000

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

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

PROPERTY DETAILS FOR
Cormin, Main Road, Glen Vine



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THE DESCRIPTION

- Link-Detached Dormer Bungalow with panoramic south-facing rural views
- Great potential for extending and updating
- Open-plan kitchen diner, Lounge, Utility room, Walk-in pantry
- 4 Bedrooms, 1 Bathroom
- Private south-facing sun terrace
- Single garage and a detached 600 sq. ft. storage barn
- Plot extending to approx. 0.5 acres
- Driveway parking for 4+ vehicles
- Oil-fired central heating, uPVC double glazing throughout
- Marown School catchment area
- No onward chain

THE PROPERTY

Black Grace Cowley are delighted to bring Cormin, Glen Vine to the market. This substantial link-detached dormer bungalow occupies an excellent-sized plot extending to approximately 0.5 acres. To the front of the property is a spacious tarmac driveway providing parking for 4+ vehicles, bordered by mature trees and shrubs which create a natural screen from the roadside.

A footpath leads to the uPVC double glazed dual-aspect entrance vestibule, opening into the welcoming entrance hallway with timber staircase to the first floor and a built-in airing cupboard. Off the hallway is the spacious lounge, featuring an electric fireplace to one wall and dual-aspect uPVC double glazed windows framing spectacular south-facing rural views. Double glazed doors provide direct access onto the private sun terrace to the rear. An opening leads through to the impressive open-plan kitchen diner, which can also be accessed directly from the hallway.

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The kitchen diner is fitted with a comprehensive range of modern wall and base units with marble-effect worktops, complemented by a large central island with integrated ceramic hob. Additional features include a stainless steel sink and drainer, space for a full-height fridge freezer, and ample storage throughout. A triple-aspect bay dining area with French patio doors opens directly onto the sun terrace, perfectly positioned to enjoy the breathtaking south-facing countryside views across the grounds and surrounding landscape. From the kitchen diner, a door leads into the utility room, housing the oil-fired central heating boiler, with space and plumbing for both a washing machine and tumble dryer. There is a double glazed door providing further access to the sun terrace, a rear-facing window overlooking the gardens, and an additional door leading into a private inner courtyard. The adjoining walk-in pantry offers further base units and a rear-facing double glazed window, with internal access through to the single garage featuring an up-and-over door to the driveway.

Bedrooms 1 and 2 are situated on the ground floor. Bedroom 1 is a generous double bedroom with three built-in double wardrobes and an attractive arched uPVC double glazed window to the front aspect. Bedroom 2 is also a spacious double room with fitted double wardrobe and large front-facing window. Completing the ground floor is the family bathroom, fitted with a panel bath, pedestal wash hand basin, WC, separate shower cubicle, and frosted glazed window overlooking the inner courtyard.

To the first floor, a spacious landing provides access to Bedrooms 3 and 4, together with useful eaves storage. Bedroom 3 enjoys a front aspect with built-in wardrobe and uPVC double glazed window, while Bedroom 4 benefits from built-in storage, fitted wardrobe, and spectacular rural views to the rear.

In addition to the main residence, the property also benefits from a substantial detached stone-built storage barn measuring approximately 31ft x 20ft. Constructed with traditional Manx stone walls to three sides and open-fronted access supported by two stone pillars, the barn is fitted with a corrugated roof incorporating four skylight panels. Subject to any required permissions, the building could offer excellent potential for a home office, gymnasium, workshop, or additional storage.



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The rear gardens are substantial and beautifully established, featuring mature fruit trees, well-stocked borders, greenhouse, and extensive lawned areas. A stockproof fence forms the boundary with neighbouring farmland, while directly to the rear of the property is the large timber decked sun terrace — perfectly positioned to take advantage of the all-day sunshine and truly breathtaking south-facing views across Glen Vine and towards the centre of the island.

Conveniently located on a bus route with easy access to both Douglas and Peel, the property is approximately 10 minutes from Douglas town centre and 15–20 minutes from Ronaldsway Airport. The property also falls within the Marown School catchment area and is just a short distance from Crosby's local amenities, including the Co-op and Costa Coffee.

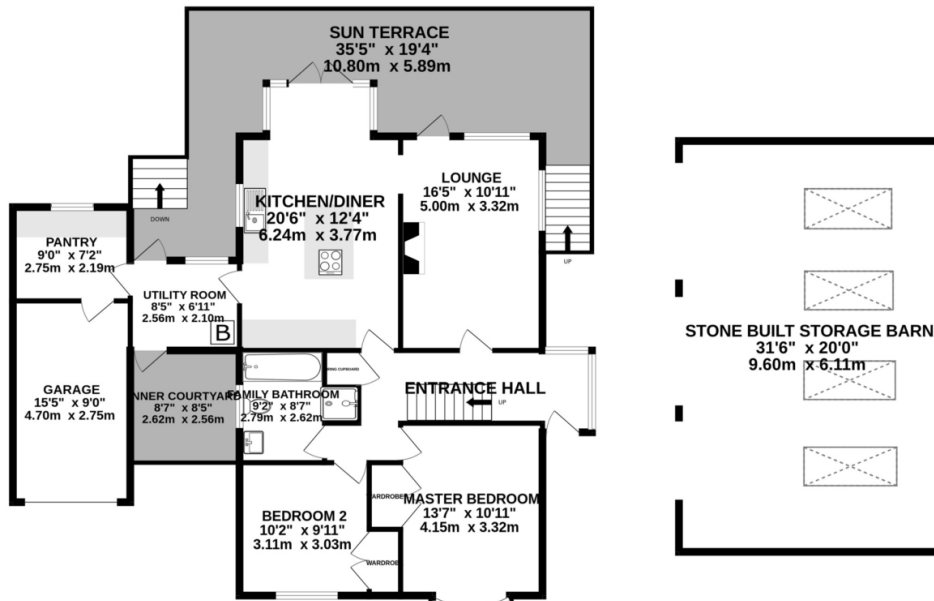
Offered for sale with no onward chain, viewing is highly recommended to fully appreciate the space, grounds, and spectacular views that Cormin has to offer. Please contact Black Grace Cowley today for further information or to arrange a viewing.

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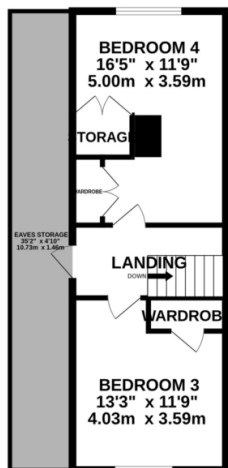
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FLOORPLAN

GROUND FLOOR
1767 sq.ft. (164.2 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 2175 sq.ft. (202.1 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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