



## WEST WIND MAIN ROAD COLBY, IM9 4AD

**£349,950**  
**FREEHOLD**

Charm filled semi-detached traditional Manx Cottage thoughtfully extended with the addition of a bright conservatory, a garden room and a one bedroom annexe. The cottage is set out on three levels and comprises an open plan lounge/kitchen, conservatory, downstairs WC, 3 bedrooms and a family bathroom. It is situated on the edge of Colby village adjacent to farm fields and has stunning countryside and sea views.

 **Plum  
Properties**

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## Summary

Charm filled semi-detached traditional Manx Cottage thoughtfully extended with the addition of a bright conservatory, a garden room and a one bedroom annexe. The cottage is set out on three levels and comprises an open plan lounge/kitchen, conservatory, downstairs WC, 3 bedrooms and a family bathroom. It is situated on the edge of Colby village adjacent to farm fields and has stunning countryside and sea views.

## Features

Semi-Detached Traditional Manx Cottage

Thoughtfully Extended

Amazing Countryside and Sea Views

Lounge Open Plan to Kitchen

Conservatory

Downstairs WC and Family Bathroom

3 Bedrooms (2 double)

Outbuildings Including Garden Room and 1 Bed Annexe

Lovely South West Facing Garden Grounds

## Details

This charm filled semi-detached traditional Manx Cottage has been thoughtfully extended with the addition of a bright conservatory, a garden room and a one bedroom annexe.

The property is entered through a vestibule which opens into the lounge area. This has wood pattern



laminate flooring and a feature fireplace with a wood burning stove set on a slate hearth with a timber surround. The room is open plan to the kitchen and has double hinged doors leading to the conservatory. There is a downstairs WC and a carpeted stairway leads to the upper floors.

The kitchen has a range of upper and lower storage units, a gas Bosch hob, Bosch oven/grill, Hoover dishwasher, Hoover washing machine/dryer. This area houses the Alpha InTec 34C gas boiler which is fuelled by LP Gas for which there is a storage tank in the garden.

The conservatory is a bright space with lovely views across the garden and fields beyond. Double uPVC doors open out into the private garden space.

Upstairs on the first level are two bedrooms (1 single, 1 double) and a family bathroom with WC, wash hand basin and an over bath shower fitting.

A cabin door opens to a fixed staircase leading to the loft space which contains a further double bedroom with dormer windows providing open aspect views across the fields to the sea beyond.

Outside is a beautiful private garden space with outbuildings providing additional living and social space.

There is a 1 bedoomed annexe with light, power and an electric wall mounted radiator.

A second outbuilding provides a lovely garden room. This currently has a piano within but could easily be used instead as an office, gym, bar or summer house.

There is a further shed for storage of garden equipment.

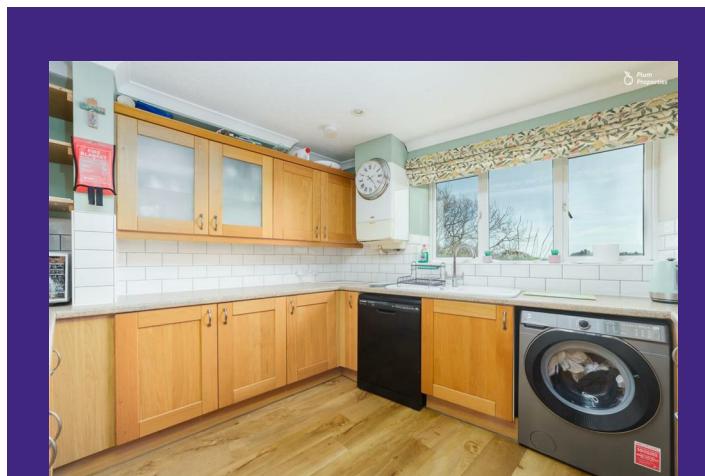
West Wind is a lovely traditional cottage with nice modern touches and viewing is recommended via Plum Properties on 01624 820600.

#### Directions

Travelling west on the A7 from Ballabeg continue into the village of Colby. Pass the Colby Glen pub which is on Main Road on the right side. Continue along Main Road for a further 400m. Continue past the turning for Ballakilpheric for another 150m. West Wind is on the left side with a distinctive red door set into the wall. It is marked by our 'Buy Me' board.

#### Further Information

To make further enquiries, to make an appointment to view or to submit an offer to purchase this property, contact Bruce Coburn on [bruce@plumproperties.im](mailto:bruce@plumproperties.im) or call 07624 202823.







GROUND FLOOR  
486 sq.ft (45.2 sq.m) approx.



1ST FLOOR  
340 sq.ft (31.6 sq.m) approx.



2ND FLOOR  
229 sq.ft (21.3 sq.m) approx.



OUT BUILDINGS  
317 sq.ft (29.5 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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