



**PARTNERS**

REAL ESTATE



Cummal Veg, Grampus Hill Road, Isle of Man - IM9 6QS

Offers in Region of **£380,000**



## Cummal Veg

Grampus Hill Road, Surby

- Detached Manx Stone Cottage in the South of the Island
- Rural Location with hill views and beautiful walks with Fleshwick Bay on your doorstep
- The Property would benefit from complete modernisation so cash buyers preferable
- Good size gardens surrounding the property, with outside storage shed and parking bay for 1 vehicle
- Lounge with large fire place, log burner, views to the front overlooking the garden
- Kitchen with large storage/pantry, Bathroom with separate w.c
- Integral single garage
- 1 Double Bedroom and 2 Single Bedrooms (could be converted back to 1 Bedroom)
- Large Attic with country side views overlooking the fields
- NO ONWARD CHAIN

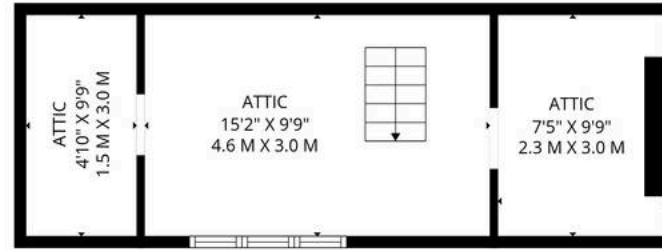


## Cummal Veg

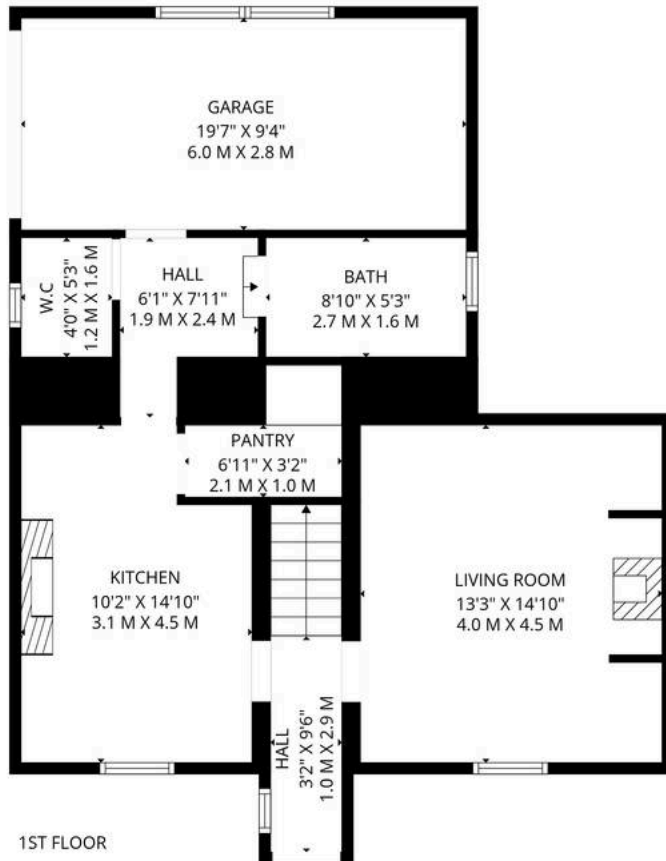
Grampus Hill Road, Surby

Presenting a rare opportunity to acquire a detached Manx stone cottage, this three-bedroom property is nestled in the picturesque south of the Island and enjoys a rural location with scenic hill views. The cottage, which would benefit from complete modernisation (making it ideally suited to cash buyers), offers a wealth of potential to create a charming family home or rural retreat. The accommodation comprises a welcoming lounge featuring a large fireplace with a log burner and views to the front overlooking the garden, providing a cosy and inviting atmosphere. The kitchen is of a good size and benefits from a large storage pantry, while the bathroom is complemented by a separate w.c for added convenience. The property includes one double bedroom and two single bedrooms (with the option to convert the singles back to one larger bedroom if desired), offering flexible living arrangements. A large attic space presents further potential and boasts countryside views overlooking open fields, perfect for additional storage or possible conversion (subject to the necessary consents). The integral single garage provides secure storage or parking, and there is a dedicated parking bay for one vehicle. Practical features include outside storage shed for further utility. The property is offered with no onward chain, ensuring a straightforward purchase process for the discerning buyer. Located within easy reach of beautiful walks and with Fleshwick Bay on your doorstep, this cottage combines the tranquillity of rural living with access to some of the Island's most stunning natural landscapes. This is an exceptional prospect for those seeking a project in a sought-after area, with the opportunity to restore and personalise a traditional Manx stone home to their own specification. Early viewing is highly recommended to appreciate the scope and potential this unique property has to offer.

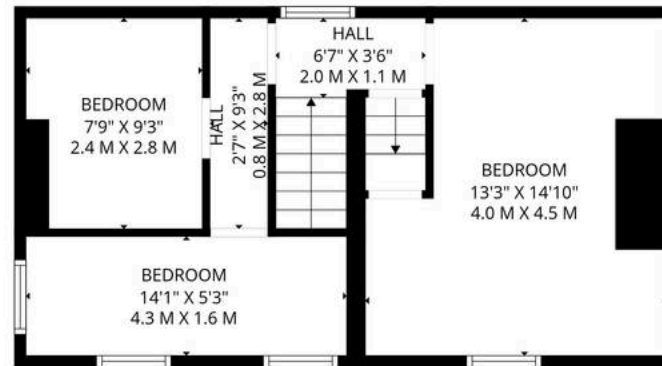




3RD FLOOR



1ST FLOOR



2ND FLOOR

**TOTAL: 1007 sq. ft, 94 m2**

1st floor: 590 sq. ft, 55 m2, 2nd floor: 417 sq. ft, 39 m2, 3rd floor: 0 sq. ft, 0 m2

EXCLUDED AREAS: GARAGE: 182 sq. ft, 17 m2, LOW CEILING: 88 sq. ft, 8 m2, ATTIC: 187 sq. ft, 17 m2,

WALLS: 154 sq. ft, 15 m2





## Partners (Isle of Man) Limited

64 Duke Street, Douglas, Isle Of Man - IM1 2AR

01624 777044 · [hello@partners.co.im](mailto:hello@partners.co.im) · [partners.co.im](http://partners.co.im)



All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. Copyright ©Partnersrealestate. Partners Real Estate (Group) registered at 64 Duke Street, Douglas, Isle of Man, IM1 2AR