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Cronk Na Quill, Old Laxey Hill, Laxey, IM4 7DA  
**Asking Price £425,000**

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A handsome, detached and extended village home with attached stone barn. Ideal for conversion and renovation to incorporate into the main dwelling. Substantial, sunny rear garden and ample off-road parking. Updating is required but an ideal base for a superb village house with restaurants, harbour and beach on your doorstep.



## **LOCATION**

Travelling towards Laxey from Baldrine immediately after Fairy Cottage filling station turn right down Old Laxey Hill, the property can be clearly identified by our For Sale Board on the left hand side.

## **ENTRANCE PORCH**

3' 11" x 3' 3" (1.2m x 1m)

## **LIVING ROOM**

11' 6" x 12' 10" (3.5m x 3.9m)

## **FAMILY ROOM**

9' 10" x 12' 10" (3m x 3.9m)

## **KITCHEN**

10' 2" x 11' 2" (3.1m x 3.4m)

## **DINING AREA**

18' 4" x 16' 5" (5.6m x 5m)

## **FIRST FLOOR**

## **FRONT BEDROOM**

13' 9" x 11' 10" (4.2m x 3.6m)

## **FRONT BEDROOM**

11' 2" x 12' 2" (3.4m x 3.7m)

## **REAR BEDROOM**

11' 2" x 11' 2" (3.4m x 3.4m)

## **BATHROOM**

## **SECOND FLOOR**

## **ATTIC**

25' 7" x 14' 5" (7.8m x 4.4m)

## **OUTSIDE**

The entrance gate leads onto a grassed parking area to the front of the property. There is a large rear garden with mature planting and trees to the rear offering privacy. Large paved patio to rear with greenhouse. Concrete table and chairs and outside cooking facilities.

## **SERVICES**

Mains water, electricity and drainage. Gas central heating.

## **VIEWING**

Viewing is strictly by appointment through the agents, Chrystals. Please inform us if you are unable to keep appointments.

## **POSSESSION**

Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst

endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.

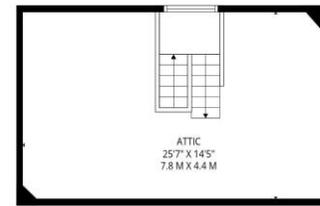








2ND FLOOR



3RD FLOOR



1ST FLOOR

**TOTAL: 1346 sq. ft, 125 m2**

1st floor: 618 sq. ft, 57 m2, 2nd floor: 728 sq. ft, 68 m2, 3rd floor: 0 sq. ft, 0 m2  
 EXCLUDED AREAS: FAMILY ROOM: 124 sq. ft, 11 m2, PORCH: 12 sq. ft, 1 m2, OPEN TO BELOW: 12 sq. ft, 1 m2,  
 FIREPLACE: 13 sq. ft, 1 m2, LOW CEILING: 86 sq. ft, 8 m2, ATTIC: 281 sq. ft, 26 m2,  
 WALLS: 160 sq. ft, 15 m2



FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Since 1854



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