



ASKING PRICE

£795,000

THE DETAILS



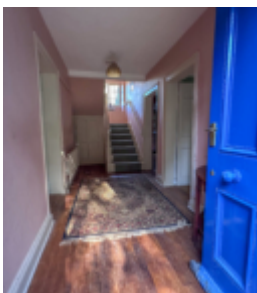
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Ivie Cottage, Douglas Road
Kirk Michael
£795,000

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

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THE DESCRIPTION

- Traditional Georgian Country House
- Located on the TT course close to the village of Kirk Michael
- Lounge, Dining Room, Garden Room
- Kitchen, Breakfast Room, Rear porch, Cloakroom WC
- 5 Bedrooms, Bathroom, Shower Room
- Beautiful Garden with mature trees, shrubs, croquet lawn
- Approximately 2 acres of land, including orchard
- Garage and off-road parking
- In need of modernisation
- No onward chain

THE PROPERTY

BGC are delighted to bring to the market Ivie Cottage a traditional, country house occupying an attractive rural position just off Douglas Road close to the village of Kirk Michael on one of the TT course's iconic corners at the bottom of Barregarrow offering unique views of the course. Built in 1805 and retaining many of its original Georgian features, Ivie Cottage would make a perfect home for a family wishing to live in a beautiful period country house with gardens, whilst also being centrally located on the Island and within the catchment area for Michael Primary School and the QEII High School in Peel.

The spacious accommodation is arranged over three floors, through the original front door into a spacious hallway with an easy rising staircase leading to the upper floors. The dining room, lounge, garden room, breakfast room, kitchen and cloakroom WC all lead off the hallway. The generous lounge to the left with bay window and original fireplace leads into the garden room; there is a dining room to the right with a bay window overlooking the garden, providing a choice of reception spaces for both everyday living and entertaining. The kitchen is complemented by a separate breakfast room, offering further flexibility for family dining, whilst a rear porch and cloakroom with WC complete the ground floor accommodation.

On the first floor are three bedrooms, two doubles and a small double with a large walk-in storage area, together with a family bathroom and a separate shower room. On the second floor are two generous attic bedrooms providing ample space for family members and guests. The existing layout offers scope for a new owner to consider a programme of modernisation, creating a home that combines the character and proportions of a traditional Georgian property with the comforts and finishes of contemporary living.



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A particular feature of the property is its beautiful, sheltered and established garden and grounds. Over 100 different species of mature trees and shrubs provide an attractive setting, a gentle stream runs through the garden, bridges connect both sides, a croquet lawn adds a distinctive traditional country-house feature. The grounds extend to approximately two acres and include an orchard, offering a wonderful sense of space and privacy, together with the opportunity to enjoy outdoor pursuits, gardening and the pleasures of country living. An additional small woodland plot of land is located across the road. Practical features include a garage, off-road parking, and a greenhouse adding convenience to this appealing rural residence.

In need of modernisation, this is an exciting opportunity for purchasers seeking a traditional Georgian country house with generous accommodation, attractive grounds and considerable scope to add value, the property offers the chance to create something truly special while retaining the charm and character of its traditional origins.

Oil central heating. Private drainage. Offered for sale with no onward chain.

FLOORPLAN



TOTAL FLOOR AREA: 2567 sq ft (238.5 sq m) approx.

While 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.
Made with Metreplan 12/2025



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Ivie Cottage, Kirk Michael

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