

## Hillcrest House Accommodation Details

**Structure:** Built in the mid 1880's, this Victorian Gothic semi-detached property has an abundance of original period details including wooden carvings surrounding internal doors, open fireplaces and fine detailing in most of the rooms.

**Vestibule:** The front double doors open up into a Victorian tiled vestibule with Gothic windows over the door.

**Hall:** On entering the hall, one can immediately appreciate the ambience and character of the property. The moulded cornice, along with the pine dado, panelled doors, carved architraves and beautiful staircase all provide instant impact, whilst the period furniture adds to the atmosphere of the home.

**Cloakroom:** WC with wash basin. Shelves for storage.

**Drawing Room(currently private sitting room):** 17'3 x 15'10, this room offers large living space, with fine open fireplace and carved wooden surround. The dado rail and ornate cornice continue from the hall and the room is lit from a magnificently tall bay window. *(This could be a marvellous downstairs guest bedroom, using the adjoining therapy room as an en-suite. With this configuration in mind, the owners' accommodation would be on the top floor with plenty of space for a family.)*

**Dining Room:** 14'0 x 13'2, this room has a double aspect and so receives the morning and afternoon sunlight. Again, there are two ceiling lights and further original features include the large cast iron fireplace, wooden floor, cornice and picture rail.

**Therapy Room:** 15'6 x 10'6, currently used as an acupuncture clinic room, could alternatively provide space for a study or a further letting bedroom. *(The adjoining cloakroom mentioned above could quite easily be turned into an en-suite.)* Again, the period features are abundant with the cornice, high ceiling and picture rail.

**Kitchen:** 13'7 x 11'7, recently refurbished, includes plentiful wall and base units, with a wood effect worktop. There is an electric cooker point with filter over. The airing cupboard houses the heating system and there is a walk in pantry which is fully shelved. Plenty of power points and a phone point provide an efficient work space from which to run the guest house.

**Utility Room:** 12'8 x 10'7, with base unit and wood effect worktop. Single drainer stainless steel sink. Plumbed for washing machine and dishwasher. Space for 2 freezers. Hanging area for coats. Back door.

**Rear Hall:** To the rear of the staircase, there is a further hall which incorporates an under-stairs cupboard. This hall leads to:

**Cold Room:** Ample room including shelving which is used for food storage.

**Half Landing:** This area adds to the atmosphere, where a side table with flowers and large mirror reflect the sunlight from the gothic window opposite.

**Clover (guest bedroom):** measuring 13'9 x 13'9, this large bedroom contains an original fireplace with mantle and original large sash window.

**En-suite:** This large en-suite has been recently refurbished to include a traditional white bath suite with shower over, glass shower door. Beautiful tiles compliment the décor and

the heated radiator/towel rail, shaver point and large mirror over the basin provide the modern accessories in harmony with the traditional atmosphere of the room.

**Rowan (guest bedroom):** 15'7 x 10'4, Sash window over looking the front garden, moulded cornice and high ceiling. Leads to:

**En-suite:** This en-suite shower room was a new addition to the guest house in 2004. Mira electric power shower unit, ladder radiator, wash basin with lit mirror over, shaver point and WC.

**Guest Lounge:** 15'9 x 17'9, this beautiful room is a haven of tranquillity for our guests. The period features include a large ornate cast iron fireplace with tiled hearth and sides. The high ceiling leads to the ornate cornice and then to the dramatic bay window under which is a discreet but large radiator.

**Please note:** *This room could be used as a wonderful fourth guest bedroom. There is ample room to include an en-suite if required.*

**Lichen (guest bedroom):** 13'6 x 14'6, this is a double aspect room overlooking the garden. As in all other guest bedrooms, the original features, cornice, dado and picture rail, have an immediate tranquil ambience as one walks into the room. Leads to:

**En-suite:** Refurbished in 2005, this double aspect room has a traditional white bath suite with hand mixer shower attachment.

**Half Landing:** Period staircase continuing to second floor. Large sash window.

**Second Floor Accommodation:** (this could be a self-contained owners' suite if required.)

Large second floor landing, leading to:

**Bedroom:** 15'7 x 13'10, peaceful bedroom with views to Sky Hill. (*Could be used as family sitting room.*)

**Bedroom:** 13'3 x 13', Victorian fireplace, sash window with a glimpse to Ramsey Bay.

**Study/Bedroom:** 15'3 x 9'4, currently used as an office, but could easily be used as a bedroom. It has a walk-in wardrobe.

**Family bathroom:** 12'7 x 8'9, Walk-in cupboard, traditional bath suite. Light some candles and soak up the atmosphere!

**Outside:** Parking for 4 to 5 cars at the front of the house on a gravelled drive. Lawned area with trees, shrubs etc. Side gate leading to a lovely, secluded lawned, back garden full of interest with plants, pond and greenhouse. Garage with access from rear lane and rear yard with store shed and utility area.

**Services:** Mains water, electricity and drainage. Oil central heating.

**Possession:** Vacant possession upon completion.

**Freehold:** Rates payable £811.36

*The Isle of Man has significant tax advantages over the UK. No Capital Gains Tax, no Inheritance Tax, a lower rate of Income Tax and no Business Rate.*

*A great business has been developed over 7 years and we are only sorry to be leaving due to a sudden illness.*