

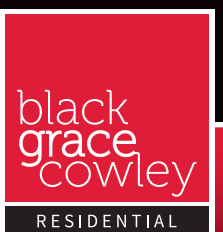


West House, Glen Tramman Lezayre, IM7 2AR

Well presented and extended Manx cottage set in one third of an acre and situated in a stunning location, offering flexible accommodation. Presently one large family home but the original cottage can be separated by a door in the Inner Hall to create a fully self-contained dwelling (scope for extended family or income potential from holiday lets/ rental etc). The accommodation comprises 24 ft Living Room, sizeable Dining Room with multi-fuel stove, Sitting Room/Office, good sized Kitchen Diner and large Utility Room. On the first floor there are four Bedrooms; Master Bedroom with Balcony and large En Suite Wet Room, three further double Bedrooms (one En Suite), Family Bathroom, Family Shower Room. Driveway parking for multiple cars. Lawned Gardens. Detached double Garage with scope for development subject to planning permission. Oil fired central heating. uPVC double glazing. Viewing highly recommended. No chain.

Reduced to £459,000

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Accommodation

Entrance door leading to:

Entrance Porch

Glazed door leading to:

Hall

Secondary staircase to first floor. Understairs storage cupboard. Wood flooring. Door to:



Secondary Kitchen/Utility Room

Approx 13'6 x 11'2 (Approx 4.11m x 3.40m)

Fitted with a range of base and wall units. Work surface with sink and drainer. Plumbing for dishwasher and provision for electric cooker. Wood flooring.



Reception/Office

Approx 13'6 x 12'5 (Approx 4.11m x 3.78m)

Glass fronted log burning stove with tiled hearth. Wood flooring. Power and television points. Door to:



Inner Hall

Main staircase leading to first floor. Understairs storage cupboard.

Living Room

Approx 24'4 x 15'7 (Approx 7.42m x 4.75m)

Coved ceiling. Double aspect windows. French doors to court yard. Sliding patio door to garden. Feature Manx stone fireplace with wooden mantle and stone hearth. Wooden flooring. Power and television points.



Dining Room

Approx 14'10 x 16'0 (Approx 4.52m x 4.88m)

Coved ceiling. French doors to garden. Multi-fuel burning stove on raised hearth. Power points. Wooden flooring. Door to:



Master Bedroom

Approx 21'3 x 16'1 (Approx 6.48m x 4.90m)

Coved ceiling. Full range of built-in wardrobes. Power, telephone and television points. Decoratively glazed uPVC window. Sliding patio door balcony with views over the garden. Door to:



Kitchen Diner

Approx 15'11 x 12'11 (Approx 4.85m x 3.94m)

Fitted with a range of cream finish base and wall units. Tiled splashbacks with power points. Work surface incorporating a one and a half bowl stainless steel sink unit. Stanley range oven. Plumbing for washing machine, plumbing for dishwasher and space for fridge. Partially tiled floor. Door to courtyard. Views over the garden.



En Suite Wet Room

Approx 13'6 x 7'1 (Approx 4.11m x 2.16m)

Fitted with an open shower, wall mounted sink and WC. Fully tiled walls. Heated towel rail. Downlighters. Cupboard containing hot water cylinder. Double aspect uPVC windows.



First Floor

Landing

Storage cupboard.

Bedroom 2

Approx 17'2 x 12'0 (Approx 5.23m x 3.66m)

Full range of built-in wardrobes. Power and television points.



Shower Room

Fitted with a white three piece suite comprising corner power shower with tiled surround and sliding door, pedestal wash hand basin and twin flow WC. Tiled splashbacks. Extractor fan. Heated towel rail. Tile effect laminate flooring.

En Suite Shower Room

Fitted with a modern three piece suite comprising open power shower with chrome fittings and tiled surround, pedestal wash hand basin and chrome mixer tap and twin flow WC. Shaving point. Wall mounted mirror. Partially tiled walls. Tile effect laminate flooring. Heated towel rail.



Secondary Staircase

Landing

Decorative uPVC window.

Bedroom 3

Approx 14'1 x 11'9 (Approx 4.29m x 3.58m)

Coved ceiling. Power and television points.



Bedroom 4

Approx 14'3 x 11'10 (Approx 4.34m x 3.61m)

Double aspect. Built-in wardrobes. Power points.



Family Bathroom

Fitted with a three piece suite comprising panelled bath with shower head attachment, pedestal wash hand basin and low flow WC. Tiled splashbacks with wall mounted mirror. Heated towel rail. Tile effect laminate flooring. Airing cupboard containing hot water cylinder.

Outside

The property is approached via a tree lined lane. Large driveway with parking for multiple cars. Detached double Garage with scope for development subject to planning permission. Enclosed paved courtyard area with access from both the Kitchen Diner and the Living Room. Sizeable lawned Garden area with mature shrub boundaries. Fruit and vegetable plots. Greenhouse and Summerhouse.



Greenhouse

Summerhouse

Double Garage

Approx 29'6 x 19'8 (Approx 8.99m x 5.99m)

Detached double Garage. Two sets of double doors. Three windows to side and one to rear. Power and light. Outside tap.

Services

Oil fired central heating. Private drainage.



Tenure

The Tenure is Freehold.



Possession

Vacant possession on completion of purchase.



Viewings

By appointment through the agent Black Grace Cowley.



Directions

From Ramsey take the A3 towards Sulby and continue for approx. 2 miles and the lane leading to the property is on the left immediately after the Garey Road on the right.

