

ASKING PRICE

£780,000

THE DETAILS

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Arncliffe, Minorca Hill

Laxey

£780,000

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

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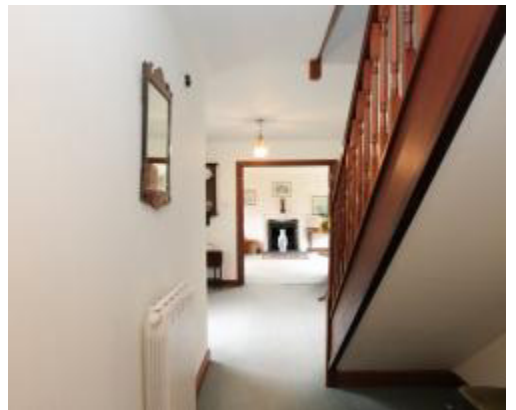
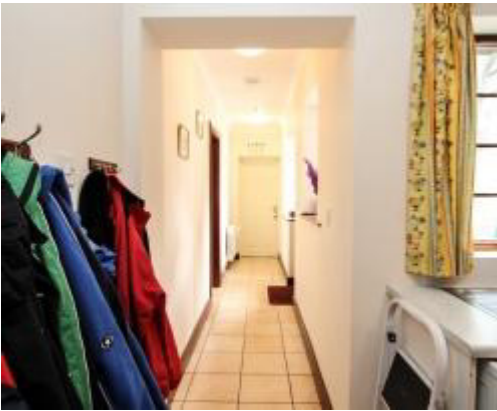
PROPERTY DETAILS FOR
Arncliffe, Minorca Hill, Laxey, Isle of Man



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THE DESCRIPTION

- Detached four bedroom house, on a generous south facing plot
- Private elevated position within Laxey with stunning sea views
- Extensive lawned garden with beautiful views
- Double garage and ample parking
- Spacious Entrance Hall, 3 Reception Rooms
- Kitchen Diner, Utility Room and Double Garage
- 4 Double Bedrooms (2 En-suite), Family Bathroom and Sauna.
- Walking distance to Laxey school, the beach and other local amenities

THE PROPERTY

DIRECTIONS

Take the Ramsey road out of Douglas along the coast road through Onchan and Baldrine. After the Laxey Village sign, turn right down Old Laxey Hill towards the Promenade & sea, just past Fairy Cottage Filling Station which is on the right. At the bottom of the hill, pass the Shore Hotel on left, go over the bridge and up right onto Minorca Hill. The Mona Lisa Italian Restaurant is on the left hand corner. Take first right past the Mona Lisa into Lower Cronk Orry. At the top of the hill road splits, take right hand fork which becomes a brick paved drive. Continue through gates and up the drive and you have arrived. There is a red swing in the garden and no house name in evidence until you reach the house.

ENTRANCE HALL (APPROX 21'10 X 9'1)

Spacious bright reception hallway with stairs leading to the first floor and large double doors entering the first reception room.

CLOAKROOM (APPROX 7'11 X 4'10)

STUDY/STORAGE ROOM (APPROX 6'8 X 4'5)



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LOUNGE (APPROX 22'6 X 13'8)

Double doors opening into a large light triple aspect family lounge, with large windows and sliding doors out to a beautifully maintained rear patio. Grand feature fireplace with a slate hearth and marble surround. Overlooking breathtaking panoramic views over Laxey.

DINING ROOM (APPROX 18'3 X 15'4)

Large dual aspect room with a door leading to the outside patio area and large windows with fantastic views out over the rear landscaped garden.

STUDY/PLAYROOM (APPROX 15'11 X 12'1)

Currently used as a bright studio, which would make a fantastic family room or playroom. Solid wooden flooring, with sliding doors leading to outside.

EAT IN KITCHEN (APPROX 23'6 X 11'9)

Spacious and light French style kitchen with large cream wall and base units and tiled splash back throughout. Integrated units; 3 year old Rayburn cooker, microwave, 4 ring gas hob, dishwasher and fridge. Leading to a generously sized kitchen diner.

UTILITY (APPROX 9'1 X 8'15)

An airy utility room with ample storage and plumbing for washing machine and tumble dryer. Double sink and tiled floor with separate airing cupboard. Leading to the family room.

GALLERY LANDING

A bright and spacious landing, leading to a generous linen cupboard and further bedrooms.

MASTER BEDROOM (APPROX 16 X 11'11)

Spacious double bedroom with stunning views out across Laxey Bay. With large fitted wardrobes. TV/phone sockets.

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EN-SUITE (APPROX 9' X 8'10)

Expansive en-suite fully tiled, comprising of fitted Bath, Shower, Toilet, Sink and Bidet.

BEDROOM 2 (14'7 X 12'7)

Good sized double bedroom and good views to the rear of the property, with spacious built in wardrobe.

EN-SUITE (APPROX 6' X 6'9)

Suite comprising of fitted Bath, Shower, Toilet, Sink and Bidet and fitted mirror.

SAUNA (APPROX 5'9 X 4'9)

BEDROOM 3 (APPROX 14' X 9'11)

Generous sized double bedroom with views looking out over Laxey Bay, Dormer window and spacious Fitted Wardrobes.

BEDROOM 4 (APPROX 14' X 9'11)

Spacious double bedroom with large windows looking out to the rear garden, Dormer window with Fitted Wardrobes.

FAMILY BATHROOM (APPROX 16'3 X 6'3)

Large family bathroom with a Walk in Shower cubicle, Sunken Oval Jacuzzi Bath, Tiled Surround, Contrasting Tiled Walls. Fitted Twin Sinks with Tiled Surrounds and Wall Mounted Mirrors.

GARDEN

Beautifully landscaped private gardens with large drive up to the property with ample parking. The garden boasts several fruit trees and a large greenhouse with large areas of landscaped flowerbeds.

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SERVICES

All services are installed. Gas fired central heating.

TENURE

The tenure is freehold.

POSSESSION

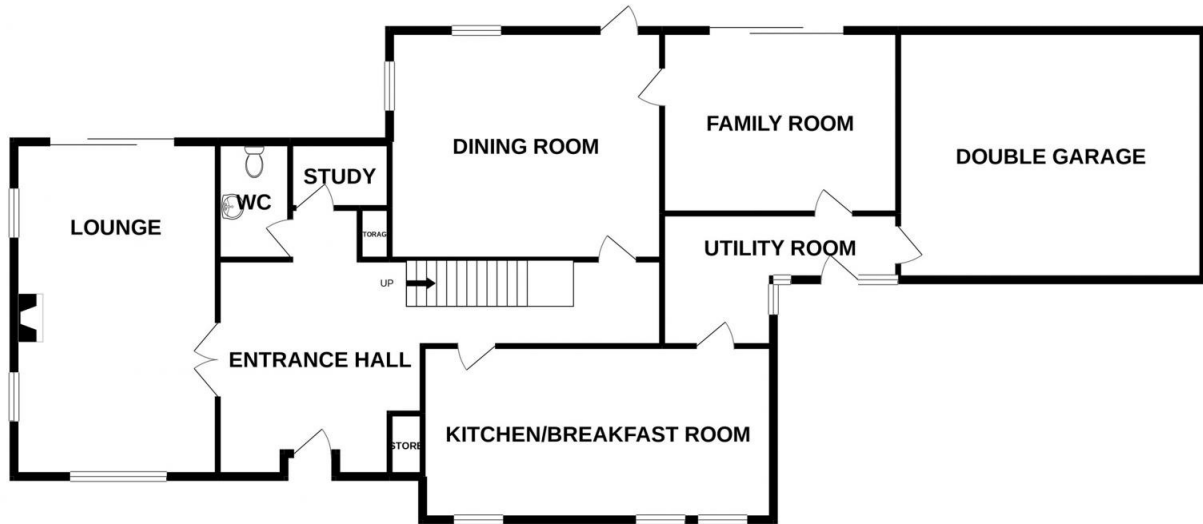
Vacant possession on completion of purchase.

VIEWINGS

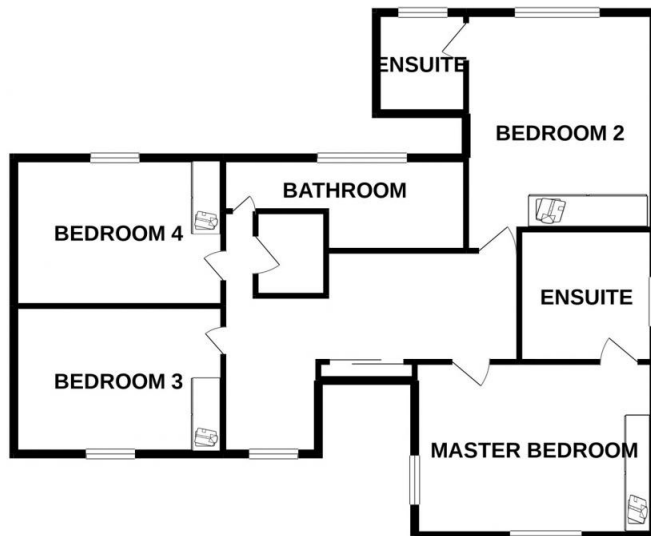
By appointment through the agent, Black Grace Cowley.

FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst 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.
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