

ASKING PRICE

£950,000

## THE DETAILS

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Balla De Yoxall Heights, Laxey Road  
Baldrine  
£950,000

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD





## Balla De Yoxall Heights, Laxey Road, Baldrine





## THE DESCRIPTION

- Imposing coastal residence set in approximately 3 to 4 acres of grounds and paddock
- Extensive family accommodation comprising 3 Reception Rooms, Family Kitchen
- Master Bedroom with Dressing Room and En Suite Shower Room
- 4 Further Bedrooms (1 En Suite), Shower Room and Family Bathroom
- Viewing Tower/Strong Room
- Series of Basement Rooms
- Extensive Patio/Parking Area
- Planning permission for 3 car Garage with 40ft Sun Room above
- Mature grounds and gardens, amazing views

## THE PROPERTY

### DIRECTIONS

To approach the property leave Douglas centre via Onchan and proceed through Baldrine where the property will be observed on the right hand side half way along the straight prior to the second level crossing.

### ACCOMMODATION

Leaded light double glazed entrance door giving access to:

### RECEPTION HALL

Cloaks cupboard with mirrored glass doors. Glazed inner door leading to:

### INNER HALL

Staircase to the first floor. Feature exposed beam. Access to:

### DINING/SITTING ROOM (*APPROX 17'0 X 16'4*)

Imposing stone fireplace. Wood panelling to half height walls. Display shelving. Beamed ceiling. TV cabinet. Picture window and patio door with stunning coastal views.

**MAIN LOUNGE (APPROX 24'3 X 17'2)**

A superb spacious room providing an excellent living and entertaining space. Bay window with coastal views, arched side windows and French doors leading to the garden. Multi fuel stove. Stairs leading to the first floor and lower ground floor. Porch/Cloakroom off.

**CLOAKROOM**

Closet W.C. with inset wash hand basin. Solid marble walls and flooring. Tiled ceiling. Extractor fan. Half glazed wooden door to:

**KITCHEN/BREAKFAST ROOM (APPROX 16'0 X 9'0)**

Fitted with an extensive range of limed oak style base and wall units with illuminated display cabinets with glass shelving. Integrated double fridge. Concealed radiator shelf. Integrated Neff 4-ring electric hob with separate deep fat fryer and barbecue. Concealed extractor. Exposed wooden beamed ceiling. Tiled floor. Wall mounted wine rack. Sealed unit double glazed leaded light window to front elevation. Series of concealed lighting. Doorway to rear hall. Archway to:

**SCULLERY**

Range of limed oak units. Integrated oven/grill with fridge and integrated freezer. One and a half bowl sink unit with mixer tap and waste disposal. Integrated dishwasher and recess for microwave. Fully tiled walls and floor. Beamed ceiling. Concealed door to Utility area, comprising: Double stack shelving for washer and dryer, with shelving to the side. Tiled walls and tiled floor.

**REAR HALL**

Smoked glass fronted cabinets for shoe storage and separate deep cloaks storage cupboard with double fronted mirrored glass. Sealed unit double glazed doorway to covered area. Access to garden.

**FIRST FLOOR**

Approached via a turned staircase, leading to:

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## LANDING

Concealed radiator. Picture rail. Access to loft space.

## MASTER BEDROOM SUITE (APPROX 14'0 X 12'0)

Wooden door and dressing entrance area with double fronted mirrored wardrobe. Archway leading to:

## BEDROOM

Triple aspect sealed unit double glazed windows with panoramic views over the garden and surrounding coastline with views over Laxey beach and distant views of Cumbria. Dado rail. Picture rail. Decorative coving to the walls and ceiling. Concealed radiator shelf. Archway to:

## SECOND DRESSING AREA

Smoked glass fronted walk-in wardrobe. Double fitted wardrobe with chest of drawers and dressing area with marble working surface. Stepped access to:

## SHOWER ROOM

Full marble enclosed walls and raised floor. Inset wash hand basin with vanity mirror, walk-in double shower with screen, Mira shower unit with rain shower, closet W.C. and bidet. Extractor fan. Tiled ceiling. Heated towel rail.

## BEDROOM 2 (APPROX 13'0 X 12'0)

Double aspect sealed unit double glazed windows with sealed unit double glazed bay to side elevation with panoramic views over the headland and coastline. 2 double fitted wardrobes with chest of drawers. Dressing table with fitted mirror. Coved ceiling.

## BEDROOM 3 (APPROX 13'0 X 12'0)

Double fitted wardrobe and single wardrobe. Fitted dressing table and drawers. Series of eye-level cupboards. Coved ceiling. Sealed unit double glazed windows to rear elevation with panoramic views over the gardens and surrounding coastline.



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### BEDROOM 4 (APPROX 8'0 X 7'0)

Walk-in wardrobe with hanging spaces and shelving. Access to:

### DRESSING ROOM (APPROX 8'0 X 5'0)

Series of shelves. Fitted double wardrobe with chest of drawers and hanging space with storage space over. Dado rail. Sealed unit double glazed window to front elevation.

### BEDROOM 5/GUEST BEDROOM (APPROX 10'0 X 10'0)

Double fitted wardrobe with hanging space, chest of drawers and storage over. Open shelving. Dado rail. Concealed radiator. Coved ceiling.

### EN SUITE SHOWER ROOM

Walk-in en suite shower room comprising shower cubicle with shower screen and Mira shower, surface mounted sink with mixer tap and closet W.C. Fully tiled walls and ceiling. Heated towel rail. Sealed unit double glazed window to front elevation.

### FAMILY BATHROOM

Comprising free standing dog leg bath, pedestal wash hand basin, bidet and low flush W.C. Fully tiled walls. Full width vanity mirror. Wiring for TV. Coved ceiling. Sealed unit double glazed window to rear elevation with panoramic views.

### SEPARATE CLOAKROOM

Fitted with a low flush W.C. Fully tiled walls and vanity mirror.

### REAR LANDING

Turned staircase rising to:

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### GLAZED LOOK OUT POST

Wooden panelled walls and ceiling. Panoramic 360 degree views of the surrounding countryside, coastline and headland. Twin wrought iron lockable gates leading to the Strong Room.

### EXTERNALLY

The property is approached via electric double gates with remote camera. Stepped walkway leading to enclosed block paved sun patio. Further stepped walkways leading to the principal accommodation with wrought iron railings. Potting shed. Access to:

### LOWER GROUND FLOOR

A series of underfloor storage areas with access to the sub floor of the house. Doorway to:

### REAR STORAGE ROOM (*APPROX 11'0 X 13'0*)

Maximum ceiling height of 5 ft. Sealed unit double glazed door to garden. Stairs to Dining Room. Access to:

### EN SUITE BATHROOM

Maximum ceiling height of 6 ft. Comprising tiled bath with mixer tap/shower attachment, inset wash hand basin and low flush W.C. Mirrored walls. Part tiled walls. Storage cupboard. Extractor fan. Wooden panelled ceiling.

### GARDENS

Large concrete parking area/turning apron with access to the principal lawned garden, complete with central floral islands with a variety of specimen trees, shrubs and borders. The gardens are enclosed by mature hedges and provides excellent screening and protection to the garden. Uninterrupted views over the coastline with aspects towards Cumbria. Further walkways lead to a private Orchard area. The land extends to an excess of 4 acres and includes a private large pond.

### SERVICES

All mains services are installed. Oil fired central heating.

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### TENURE

The tenure is Freehold.

### POSSESSION

Vacant possession on completion of purchase.

### VIEWINGS

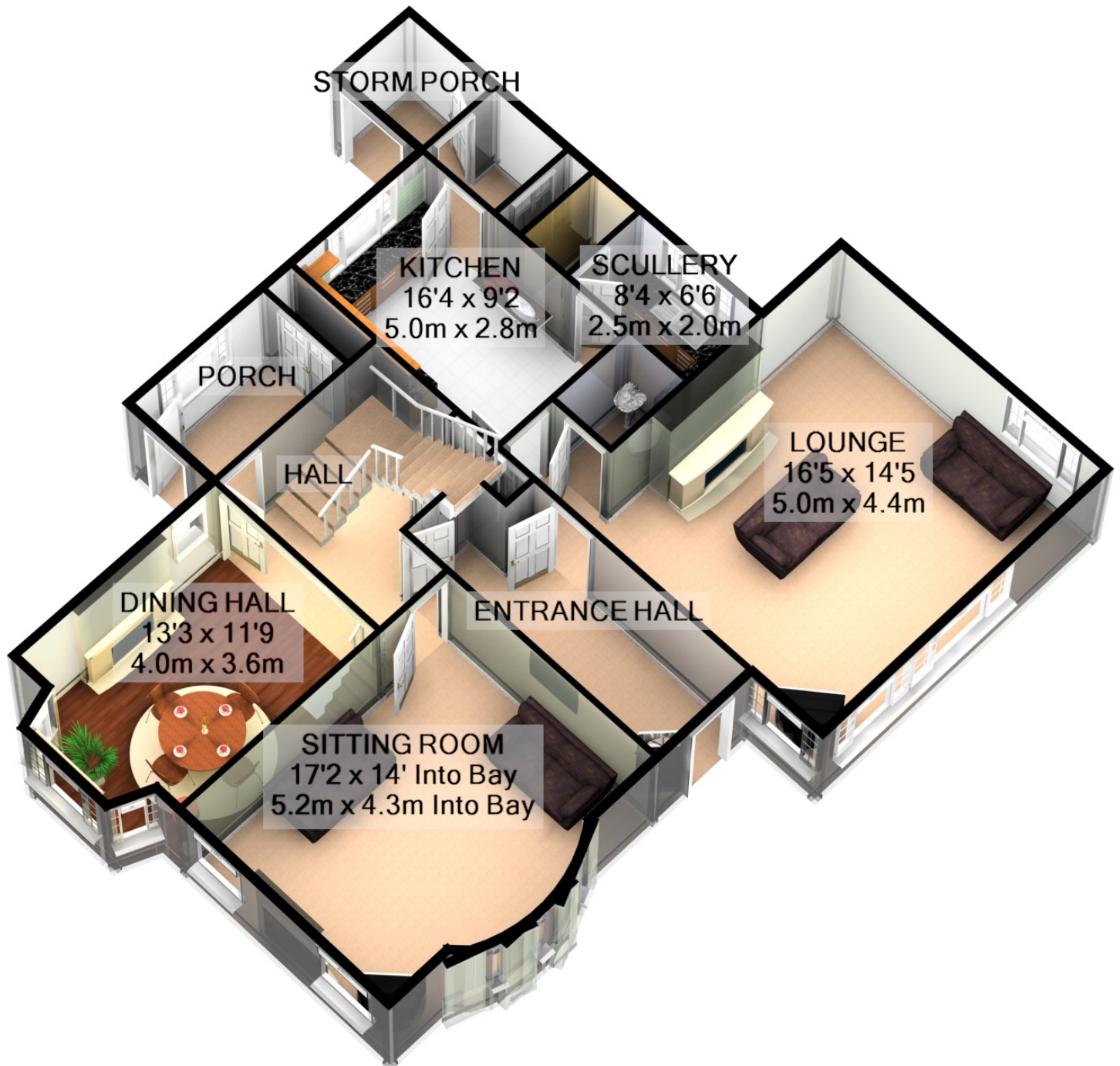
By appointment through the agent Black Grace Cowley.

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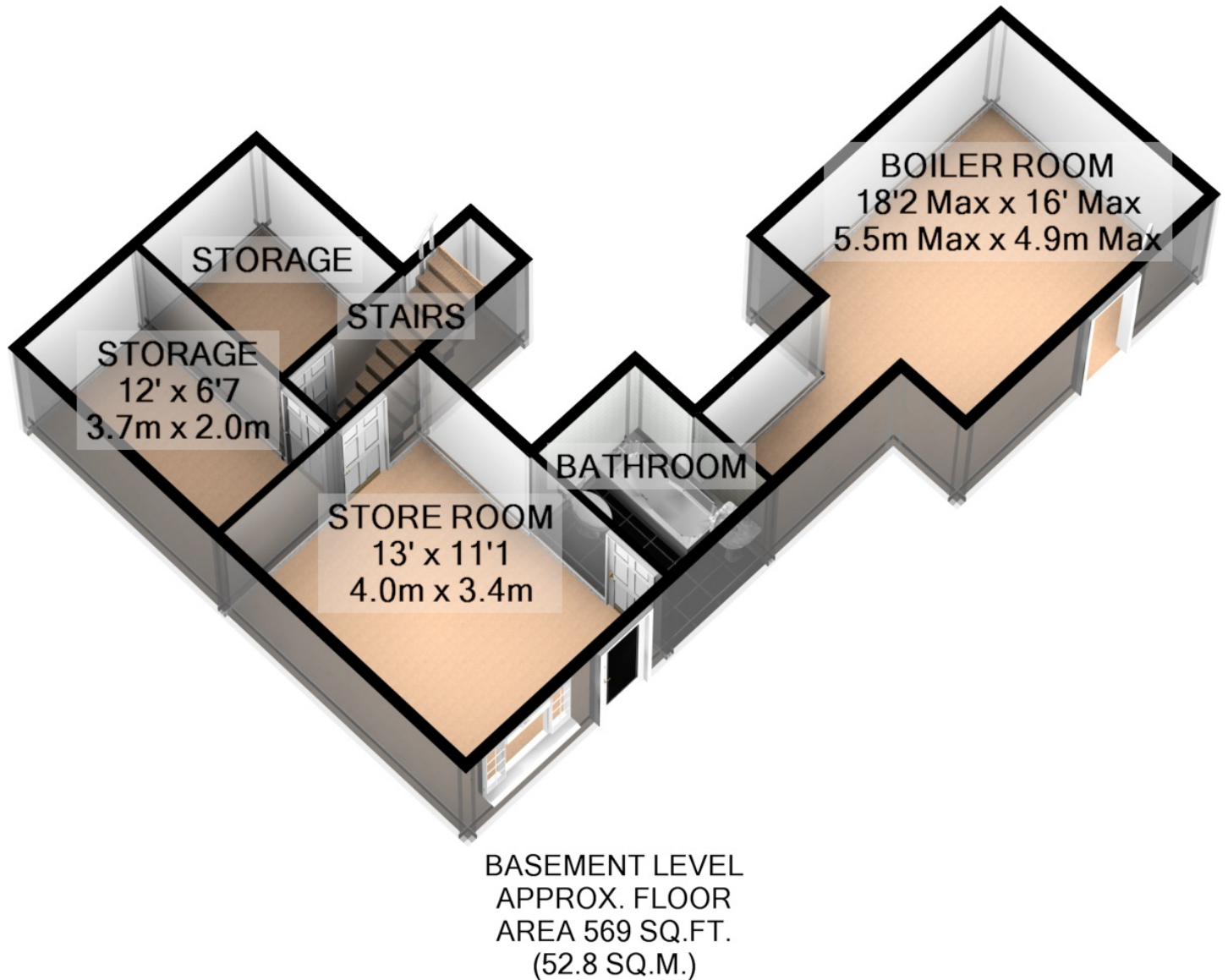
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## FLOORPLAN



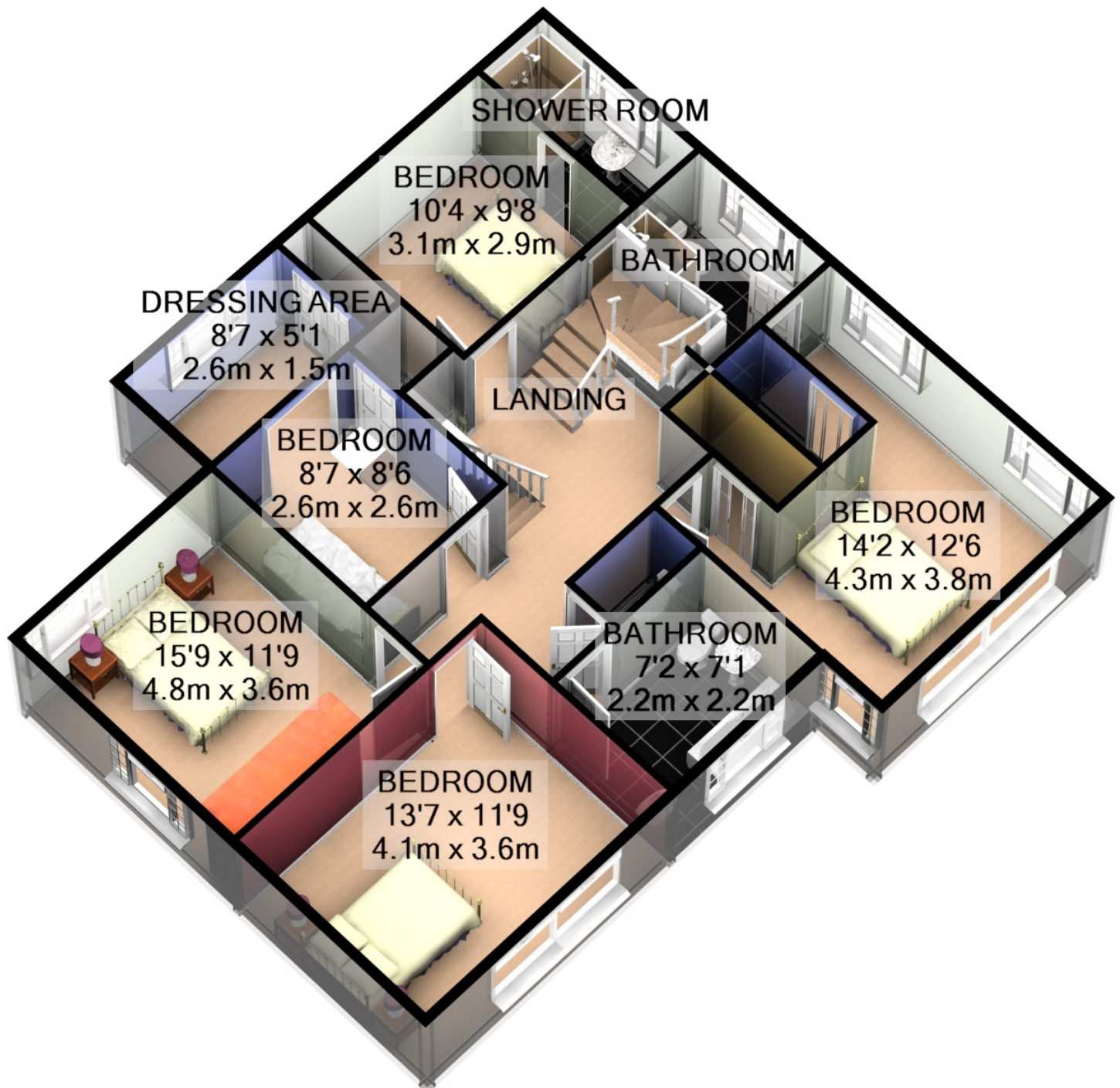
GROUND FLOOR  
APPROX. FLOOR  
AREA 1369 SQ.FT.  
(127.2 SQ.M.)

## FLOORPLAN



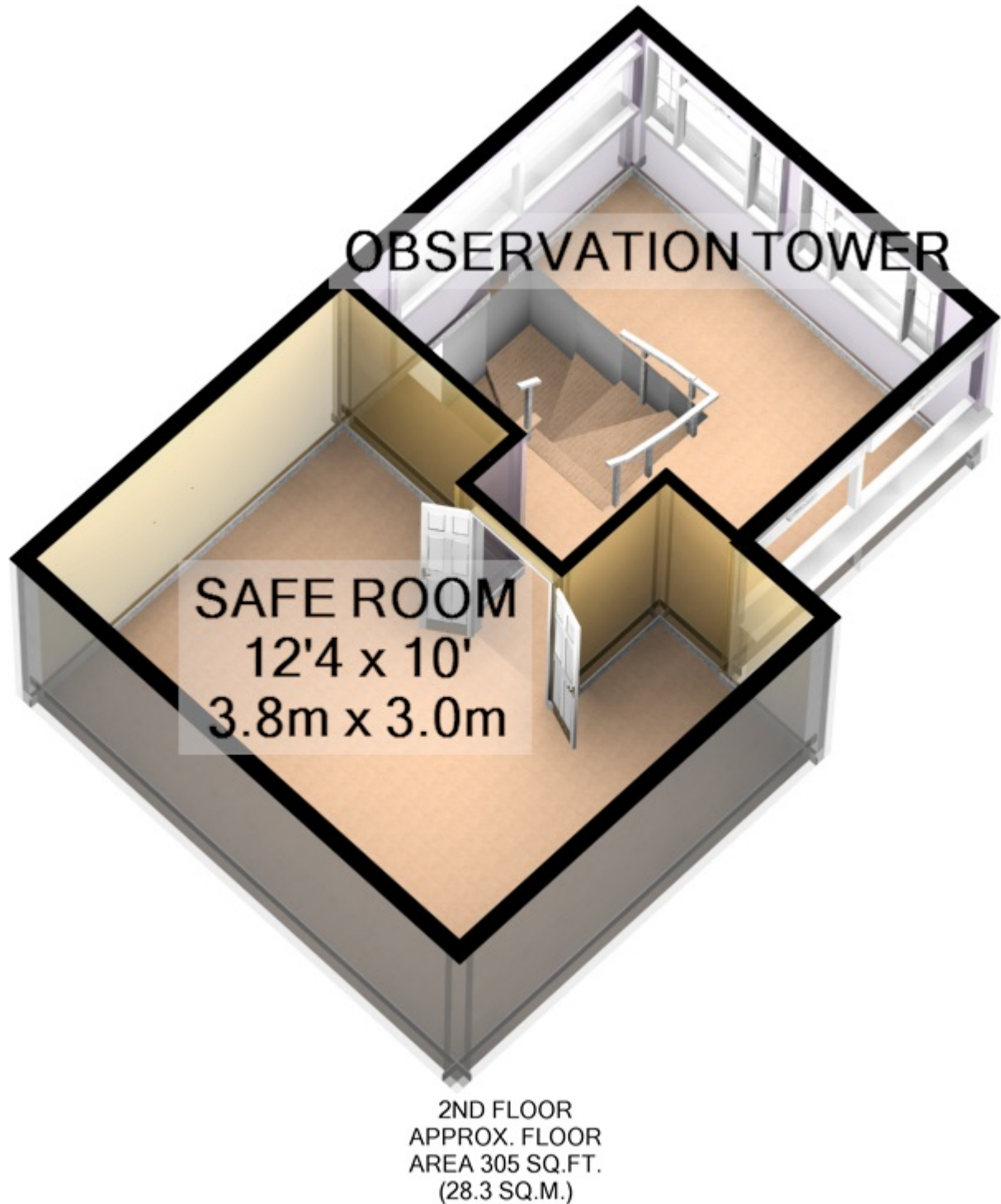


## FLOORPLAN



1ST FLOOR  
APPROX. FLOOR  
AREA 1203 SQ.FT.  
(111.7 SQ.M.)

## FLOORPLAN





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## Disclaimer

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