



ASKING PRICE

£1,850,000



## THE DETAILS



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Melview

Ballaragh Road, Laxey

£1,850,000

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

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PROPERTY DETAILS FOR  
Melview, Ballaragh Road, Laxey



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PROPERTY DETAILS FOR

## Melview, Ballaragh Road, Laxey

### THE DESCRIPTION

- Magnificent detached 6,000 sq ft upside down house
- Prominent coastal position set within a 0.75 acre plot
- High quality contemporary finish throughout
- Superb south facing panoramic views across Laxey Bay
- 4 Reception Rooms, stunning Breakfast Kitchen
- Master Bedroom with Dressing Room, En Suite and Sun Deck access
- 4 further double En Suite Bedrooms, 2 with Dressing Rooms
- Heated triple Garage with 3 electrically operated roller doors
- Oil fired central heating

### THE PROPERTY

Black Grace Cowley are delighted to offer this magnificent detached 6,000 sq ft family home offering unparalleled living space with uninterrupted panoramic sea views. Immaculately presented throughout the accommodation comprises 4 Reception Rooms, 5 double Bedrooms and 5 Bathrooms. The feature triple aspect vaulted ceiling Living Room offers floor to ceiling glazing with unrivalled seascape views, superb Kitchen Dining Room, together with a Sitting Room/TV Room, Games Room and Study along with 5 generously proportioned En Suite double Bedrooms, 3 with Dressing Rooms. The principal accommodation benefits from extensive balconies and terraces offering magnificent elevated coastal views. Conveniently integrated smart home technology including Lutron PIR lighting. Planning permission has been granted for an extension to create a recreation room.

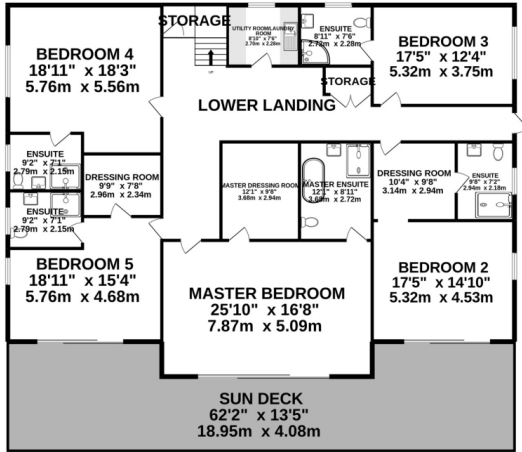
Set in a stunning coastal location on a 0.75 acre landscaped south facing plot, situated on the outskirts of Laxey village only a short car journey from Douglas, the south and the north of the island. Accessed via electrically operated sliding gates leading to an extensive block paved parking area. Heated triple Garage with 3 electrically operated roller doors, tiled floor and access to insulated loft space. The extensive grounds are mainly laid to lawn with mature specimen shrubs. Viewing is essential to fully appreciate this property's position and interior.

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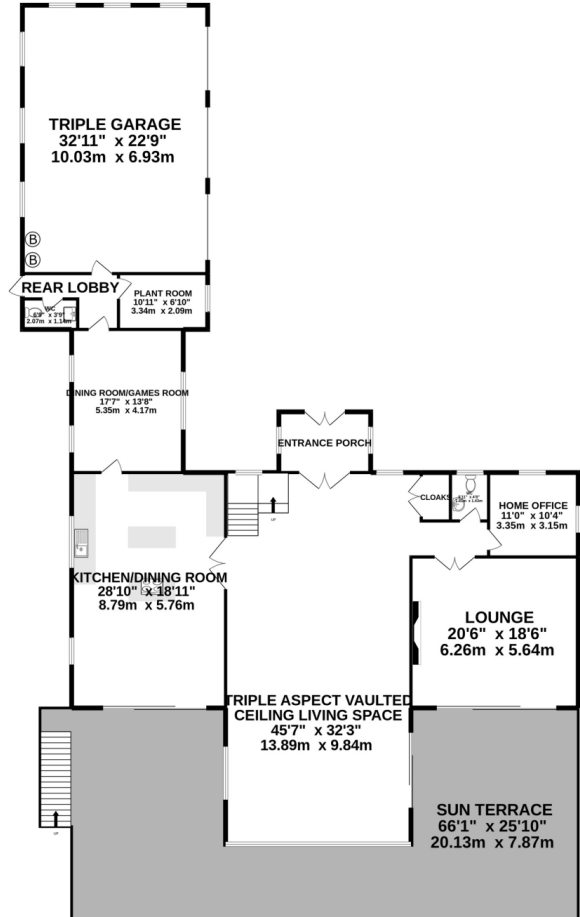
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# FLOORPLAN

**BASEMENT**  
2676 sq.ft. (248.6 sq.m.) approx.



**GROUND FLOOR**  
3393 sq.ft. (315.2 sq.m.) approx.



TOTAL FLOOR AREA: 6070 sq.ft. (563.9 sq.m.) approx.

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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