



# ARD AALIN

Pinfold Hill | Laxey







# ARD AALIN

Black Grace Cowley are delighted to be able to offer this excellent example of an executive home situated in an elevated position with panoramic views in Laxey. The property itself has been maintained to an excellent standard throughout by the current owners, extended to create a generous living space ideal for a growing family looking to take advantage of Laxey's beach, primary school and local amenities.

Ard Aalin can be accessed via a rear lane where there is off street parking for 3-4 vehicles and a detached tandem Garage with up and over door which can also be accessed on foot from the front via the tiered gardens which are mainly lawned with a large patio area leading up to the front door.

- Detached executive home situated in an elevated position
- Panoramic sea views across Laxey Bay stretching round to Clay Head
- Lounge, Kitchen, large Sun Room, lean to Conservatory
- Ground floor Master Bedroom with En Suite, further En Suite Bedroom and Family Bathroom
- First floor Galleried Landing, Bedrooms 4/5
- Detached tandem Garage and off road parking for 3-4 vehicles
- Mature gardens to the front and rear mainly lawned with large patio area at the front
- Oil fired central heating and uPVC double glazing throughout







Upon entering the property is the spacious Entrance Hall with a turned staircase that leads up to the first floor, built in airing cupboard and storage cupboard in the hall that then leads into the ground floor of the home.

Inner Hall that leads round to a Lounge/Snug with sliding patio doors providing panoramic views out to sea, off the Lounge are bifold doors leading into a generous sized Sun Room which has triple aspect windows and a large lantern skylight again with stunning views out towards Clay Head, across Laxey and out to sea.

The Sun Room then links round to the fitted Kitchen with modern wall and base units and laminate work tops with access into a Conservatory lean to that then leads into the garden. Back to the inner hall on the ground floor 2 large En Suite double Bedrooms, the Master of which is to the rear of the property with a modern En Suite Shower Room the second of which is to the front with fitted double wardrobes with sliding doors that reveal a door leading to the modern En Suite Shower Room.

In addition there is also a large Family Bathroom on the ground floor with double ended bath, shower cubicle, pedestal wash hand basin and W.C.









Taking the winding staircase up to the first floor there is a full height floor to ceiling window taking in the views across Laxey Bay, off this landing you have a Bedroom 3 which is a large double room with dual aspect windows to both front and rear, Bedroom 4 is situated to the rear of the property again a good sized double bedroom and Bedroom 5 or what is currently being used as a first floor living space could be utilised to create a larger Master Bedroom on the first floor, alternatively it does act as a signature room with French patio doors leading onto a Juliette balcony with stunning views out to sea.

Ard Aalin, surrounded by its own gardens, to the front there is a lower tiered lawned area which then leads up to the second tier with a footpath taking you up to a large patio area that stretches across the front of the house. There is access up both sides to the working garden at the rear with Greenhouse and vegetable bed.

An additional lawned area stretching across the back of the property's plot leading up to an additional patio area with stunning sea views which is situated just off the tandem garage.

Viewing highly recommended.















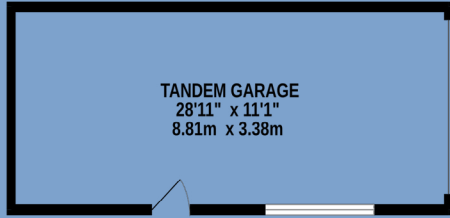




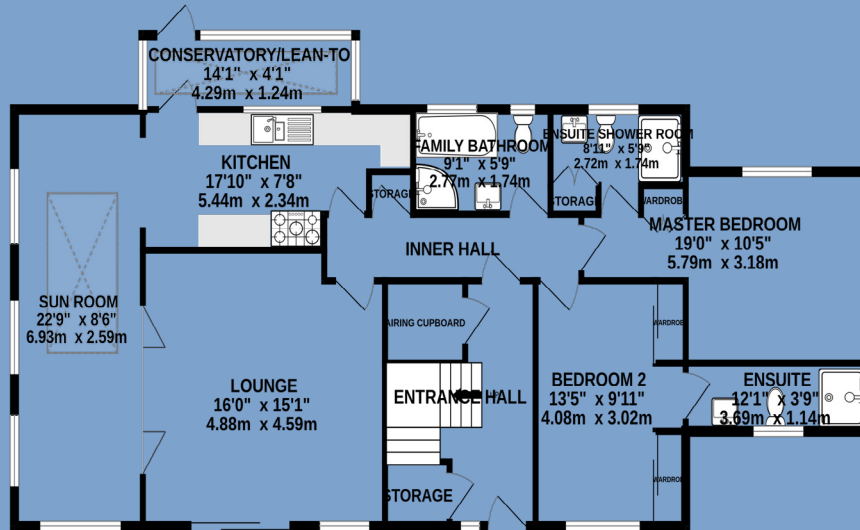
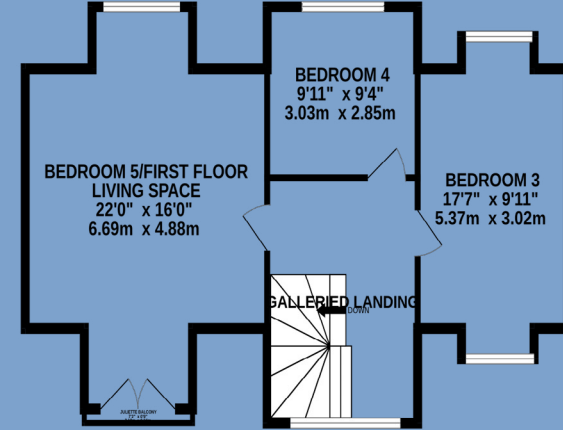


BLACK GRACE COWLEY

GROUND FLOOR  
1557 sq.ft. (144.7 sq.m.) approx.



1ST FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 2221 sq.ft. (206.4 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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**VIEWING**

**Viewing is strictly by appointment only through the Agent.**

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