



ASKING PRICE

£425,000



THE DETAILS



5



3



2



Bay View

South Cape, Laxey

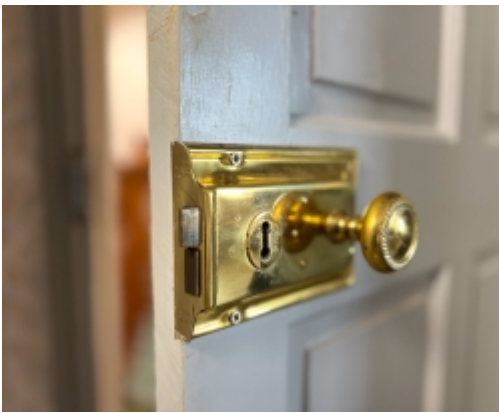
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call in today or visit www.blackgracecowley.com for more details

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

PROPERTY DETAILS FOR
Bay View, South Cape, Laxey



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THE DESCRIPTION

- Double fronted 3 storey period semi detached house in Laxey
- The property is in need of modernisation with stunning sea and rural views
- Lounge, Conservatory, Study, large Kitchen Diner, Store Rooms, 5 Bedrooms and 2 Bathrooms
- 250 ft walled private rear garden, Off street parking for 1 vehicle
- Double glazed throughout and Oil fired central heating
- No onward chain

THE PROPERTY

Black Grace Cowley are delighted to be able to offer this spacious family home situated in an elevated position with stunning views over Laxey. Bay View is an attractive double fronted Victorian home spread over 3 floors with uPVC double glazed Entrance Porch giving access to the property. Upon entering the Entrance Hall there is a large Kitchen Diner off to the left hand side with a modern fitted Kitchen and door out to the property's lean to which gives access to the lower patio garden but also access into a large walk in storage area that feeds round to the front of the property. Also off the entrance hall is a front to back Lounge Diner with uPVC double glazed window looking out to sea at the front and onto the garden at the rear. Take the stairs up to the first floor and off the half landing is the Conservatory which gives access over a quaint wooden footbridge to the rear garden. Continuing up to the main landing there are 3 good sized double Bedrooms and a spacious Study situated to the front of the house, then a large Family Bathroom with walk in shower cubicle, bath, wash hand basin and W.C. Built in airing cupboard.

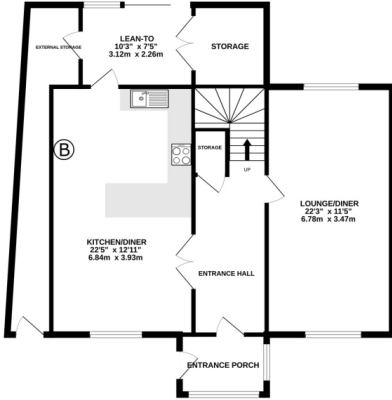
Continuing up the stairs to the top floor there are 2 further Bedrooms, both excellent sized doubles with stunning sea views, Family Shower Room and built in storage off the top floor landing. To the outside at the front of the property there is space for 1 vehicle parking and to the rear is a large, private stone walled garden which stretches to 250 ft. comprising various Storage Sheds, Summer House and large Green House at the top of the garden. Additional outside space is off the Kitchen Diner where there is a lower level sunken patio area. Additional walk in storage shed which is off the side lane with external door and paved parking to the front. The property itself require modernisation throughout. The current vendors have looked after the building which is in good condition. Once the improvement works were completed it would make for a spectacular family home in Laxey.

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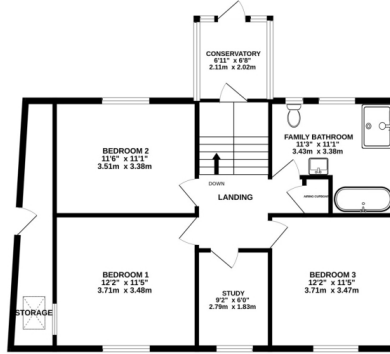
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FLOORPLAN

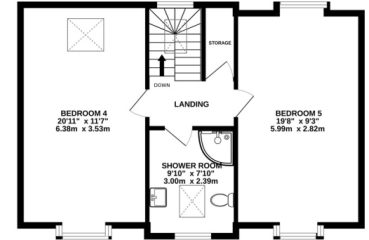
GROUND FLOOR
972 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR
817 sq.ft. (75.9 sq.m.) approx.



TOP FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 2417 sq.ft. (224.5 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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SITE PLAN





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