



MONTANA

SOUTH CAPE, LAXEY



MONTANA

- A unique detached executive residence situated in an elevated position overlooking Laxey Bay
- Stunning panoramic views, private terraces and additional gardens
- Approximately 3,900 sq ft of bespoke residence to include Oak beam features, apex glazing and stunning sun terraces
- 4 double Bedrooms, 3 Bathrooms, Open plan Living and Kitchen are, Utility, W.C., Boot Room & galleried Atrium double height reception room
- Master Bedroom Suite is approximately 1,000 sq ft inclusive of Living Space, Bedroom, Dressing Area, luxury En-Suite Bathroom plus private Sun Terrace
- Air Source underfloor heating throughout, double glazed, insulated to the highest standard, and oil heated hot water



Black Grace Cowley is delighted to have been given the opportunity to market this stunning, modern coastal home overlooking Laxey Bay on the Isle of Man. Montana is situated in an elevated position attracting plenty of natural light with surrounding sun terraces providing a panorama across to the Cumbrian Hills and North Wales.

This stunning home has been constructed and designed to the very highest standard throughout epitomised by the full-height atrium reception room acting as a focal point in this unique sea-fronted residence.

The property itself consists of approx. 3,550 sq ft of internal living space comprising of stunning exposed Oak A-frames and beams complimented by large sections of glass bringing the outside in, on the ground floor the property is accessed via an entrance boot room with bespoke built-in storage leading through to the inner hallway giving access to a stunning double height atrium style reception room with feature fireplace, galleried staircase and floor to ceiling windows overlooking Laxey Bay.





From the atrium, a set of double doors lead through to the large open plan kitchen, dining and living space individually designed by the current Vendors to include high-quality integrated appliances, stunning units and worktops completed with a large kitchen island inclusive of a bespoke timber breakfast bar to one end.

The open plan living space highlights the stunning Oak workmanship throughout the property, a feature log burner provides a cosy feel to the room ideal for the Winter months whilst the full set of concertina bi-fold doors opening out onto the substantial sun terrace bring the outside in during the summer months.

From the kitchen there is access to a large utility room with matching fittings to the kitchen space, off the utility is a downstairs WC and access to the rear garden. Also on the ground floor, there is a stylish family wet room and two excellent double bedrooms, one to the front – which potentially offers a stunning home office looking out to sea, and one to the rear.

























Externally, Montana benefits from a private gated resin driveway leading up to the detached garage and property's entrance, the terraces are gated with glass providing a private, secluded outside space making the most of the views on offer.

The detached garage offers additional parking if required, to the rear of the garage are double doors leading to a secondary laundry area that could be utilised as a wet room or workshop depending on the needs of a would-be purchaser.

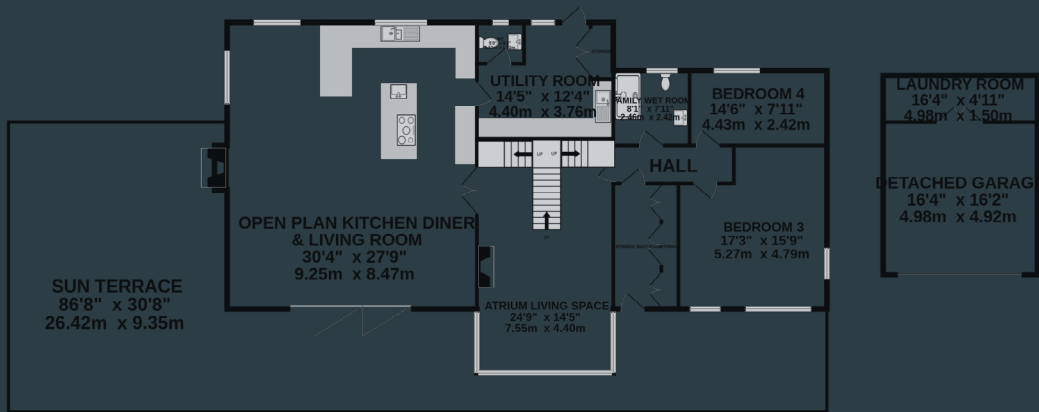
To the rear of the property is outside space primed to be landscaped with a personal touch, there is a real opportunity to create a unique garden wrapping around the already established sun terraces situated to the front of the property.

A viewing is a must to truly appreciate the elevated position of Montana, the space on offer, the stunning views and the finishing touches that are of the highest quality throughout.

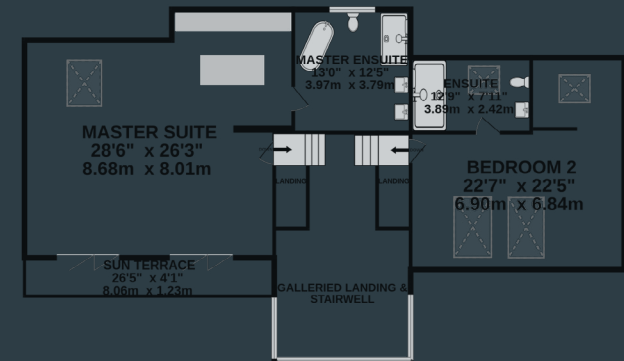




GROUND FLOOR
2248 sq.ft. (208.8 sq.m.) approx.



1ST FLOOR
1681 sq.ft. (156.2 sq.m.) approx.



TOTAL FLOOR AREA : 3929 sq.ft. (365.0 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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