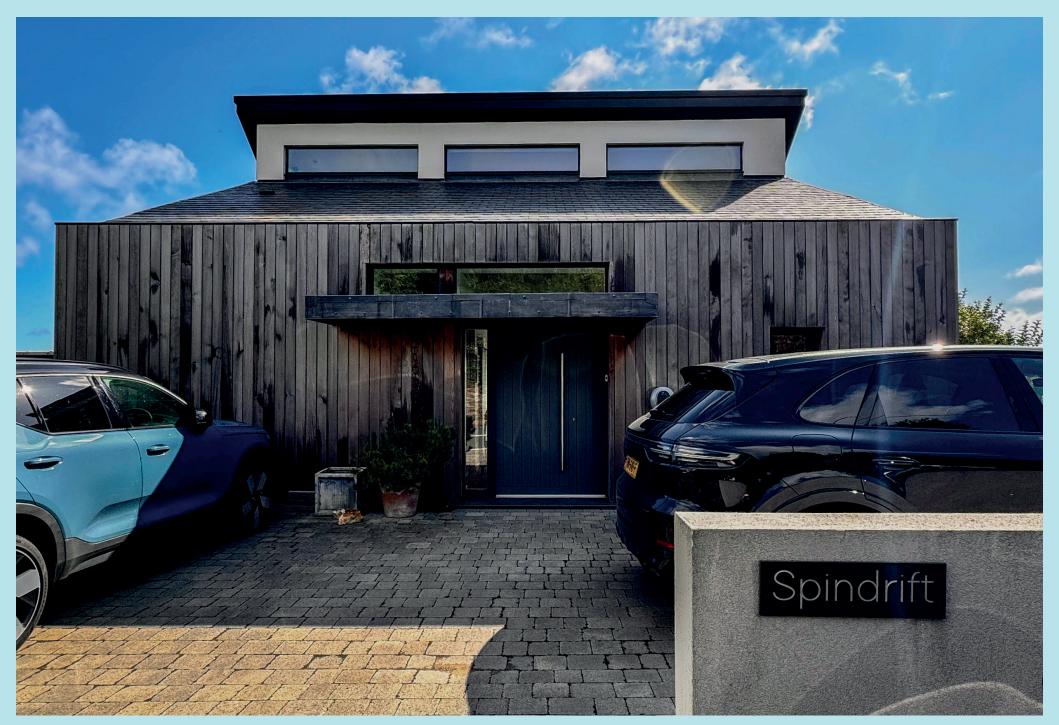


SPINDRIFT, PINFOLD HILL





2 | Spindrift, Pinfold Hill



3 | Spindrift, Pinfold Hill

Spindrift, Pinfold Hill

- Spectacular and contemporary new build family home
- Breathtaking panoramic sea views across Laxey Bay
- Total floor area including the storage space of 3,500 square feet
- Large Lounge and TV Room with feature log burner
- Mezzanine Study Area with sea views, contemporary Kitchen Diner and walk in Pantry
- Utility Room, W.C. and Wine Store, Under eaves and under croft storage
- 4 large double Bedrooms all of which are En Suite
- Oil fired central heating and double glazed throughout
- Large private sea facing sun terrace and mature gardens to the rear
- Off street parking for 3 vehicles to the front of the property

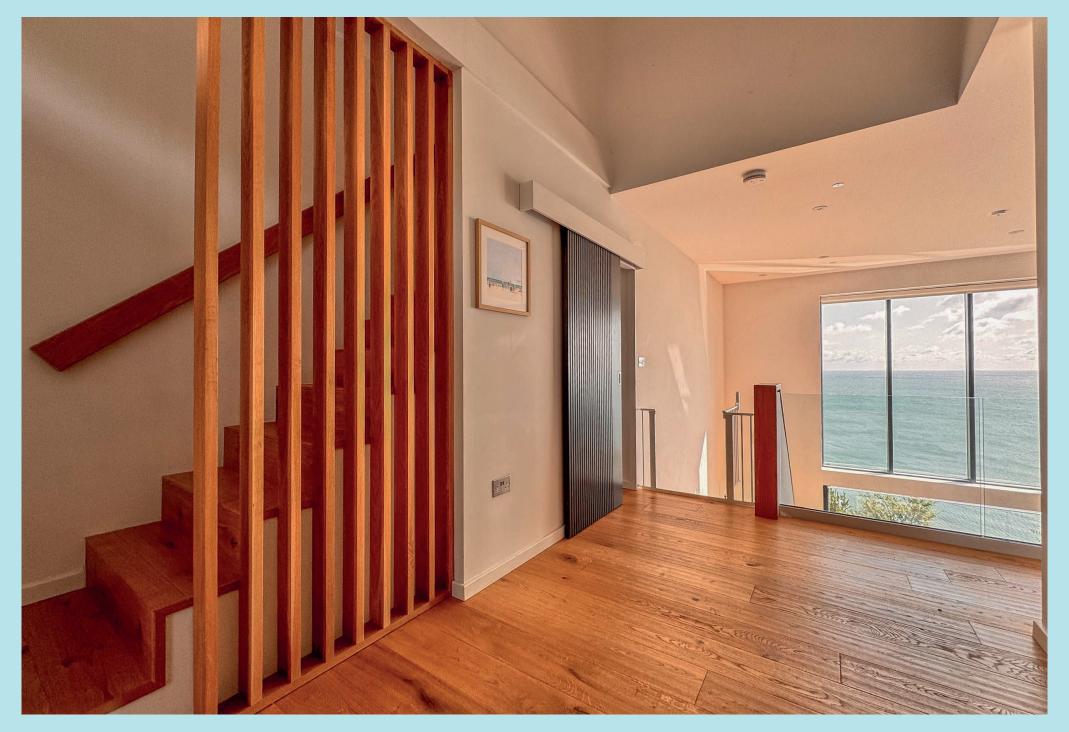
BLACK GRACE COWLEY

To the rear of the property, at the lower level, there are stunning, private gardens which have a range of mature shrub tree lined borders. There's a good sized lawned area, built in shed, which has power and lighting as well as an external water supply. From the garden, there are external stairs that lead up the side of the property, taking you back up to the property's driveway and ground floor level.

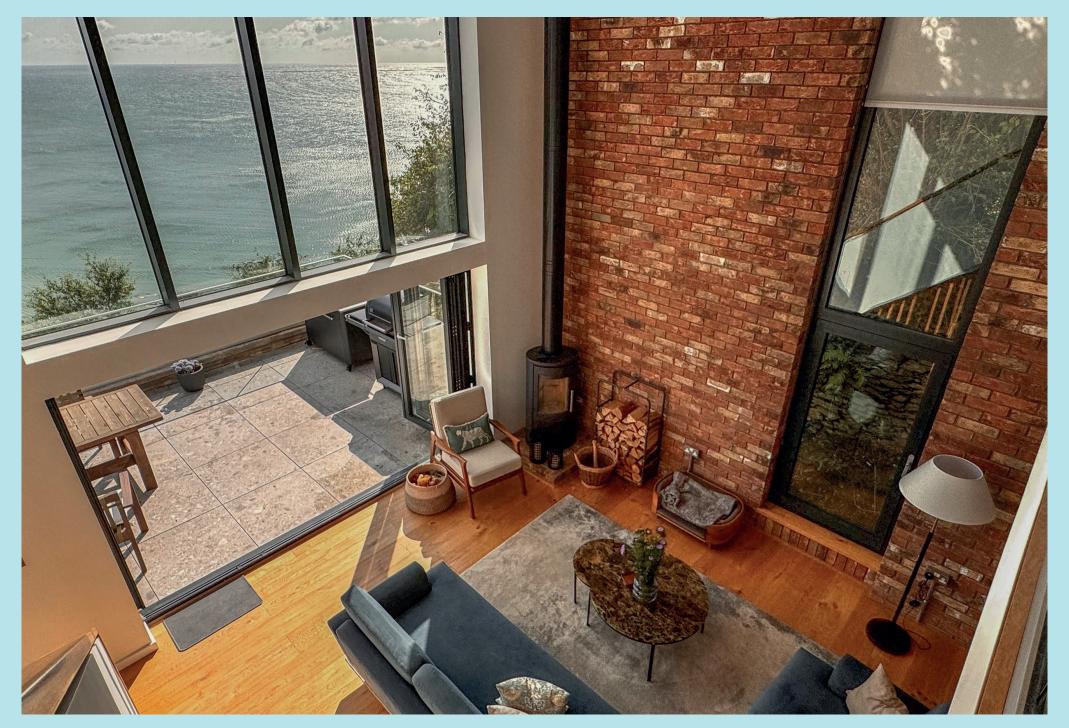
Spindrift is a truly unique and spectacular build within a much sought after part of the Isle of Man. It's within walking distance of Laxey Beach, it's many local amenities to include restaurants, bars, and the shopping facilities in Laxey village itself. The property is also on a bus route, providing easy access to either Ramsey or into Douglas Town Centre.

With a total floor area including the storage space of 3,500 square feet, this Scandinavian design requires viewing to be truly appreciated. Please call Black Grace Cowley on 01624 645555 to arrange a viewing.

Building Spec available on request.



8 | Spindrift, Pinfold Hill



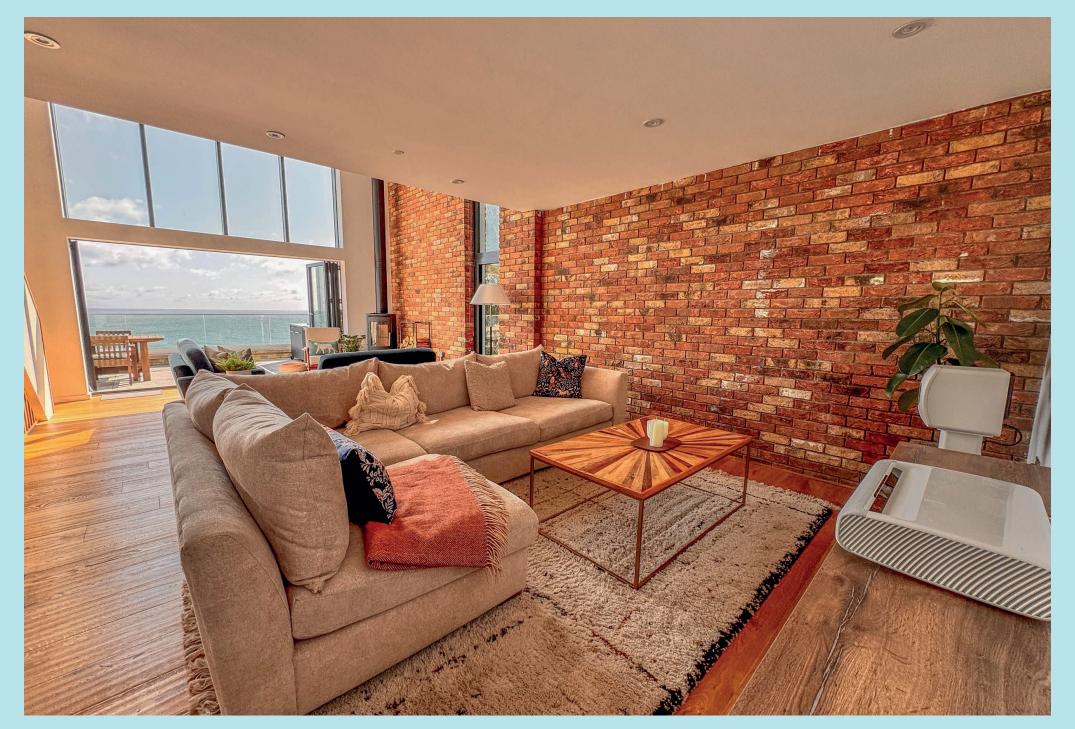
9| Spindrift, Pinfold Hill



10 | Spindrift, Pinfold Hill



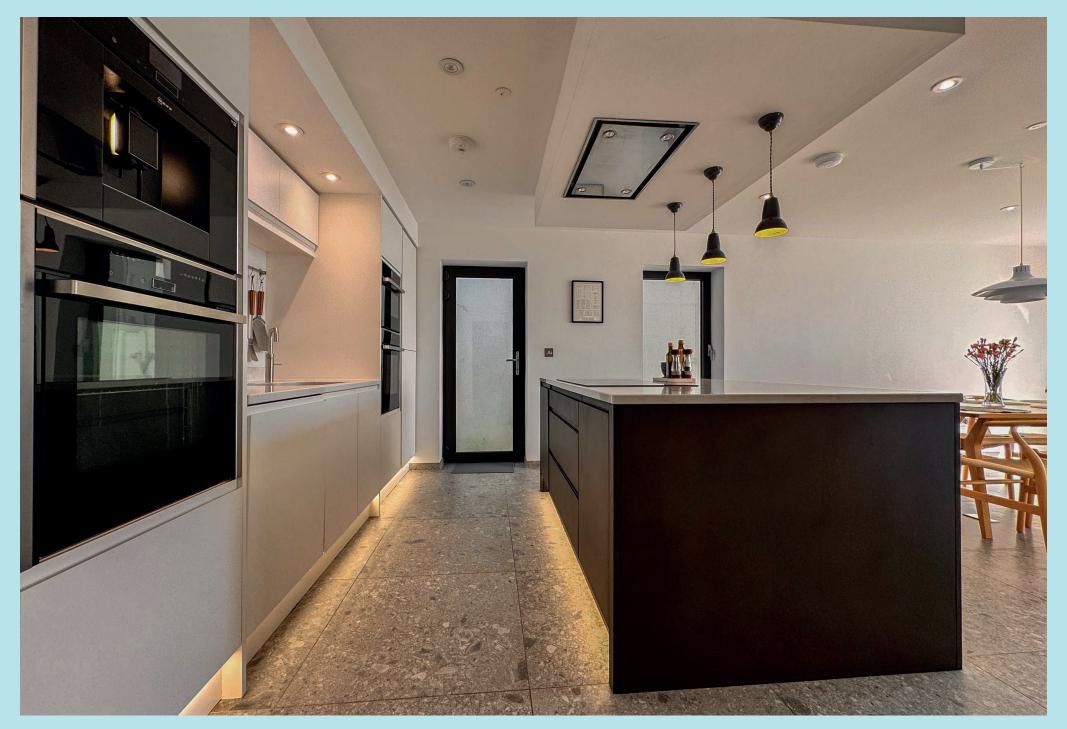
11 | Spindrift, Pinfold Hill



12 | Spindrift, Pinfold Hill



13 | Spindrift, Pinfold Hill



14 | Spindrift, Pinfold Hill



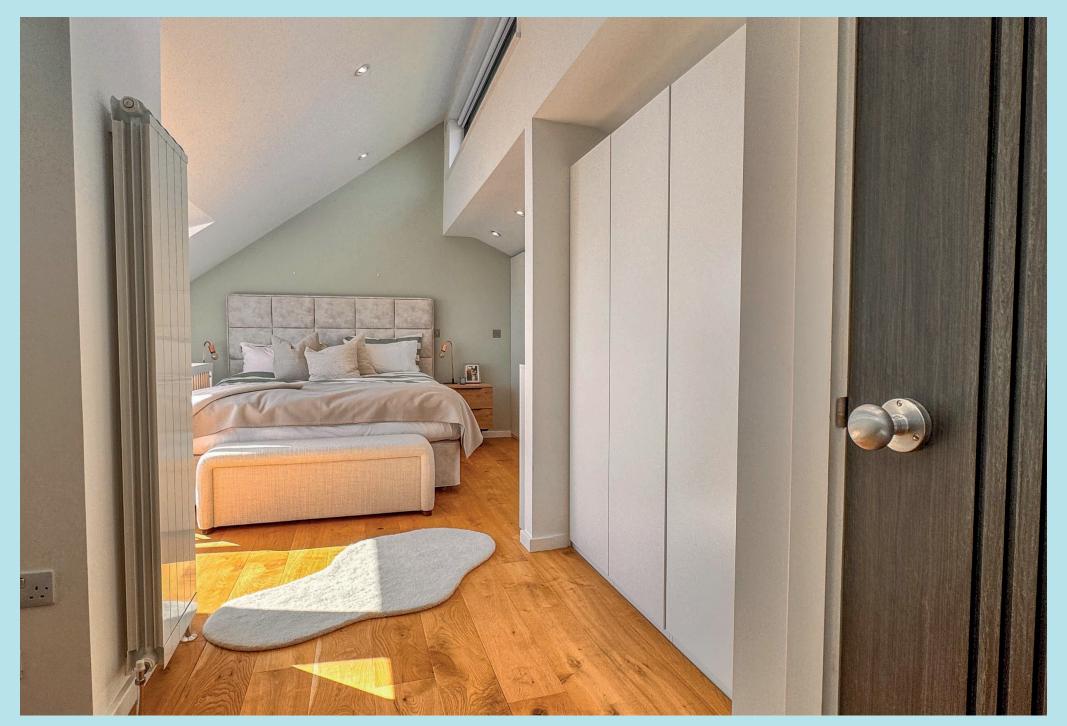
15 | Spindrift, Pinfold Hill



16 | Spindrift, Pinfold Hill



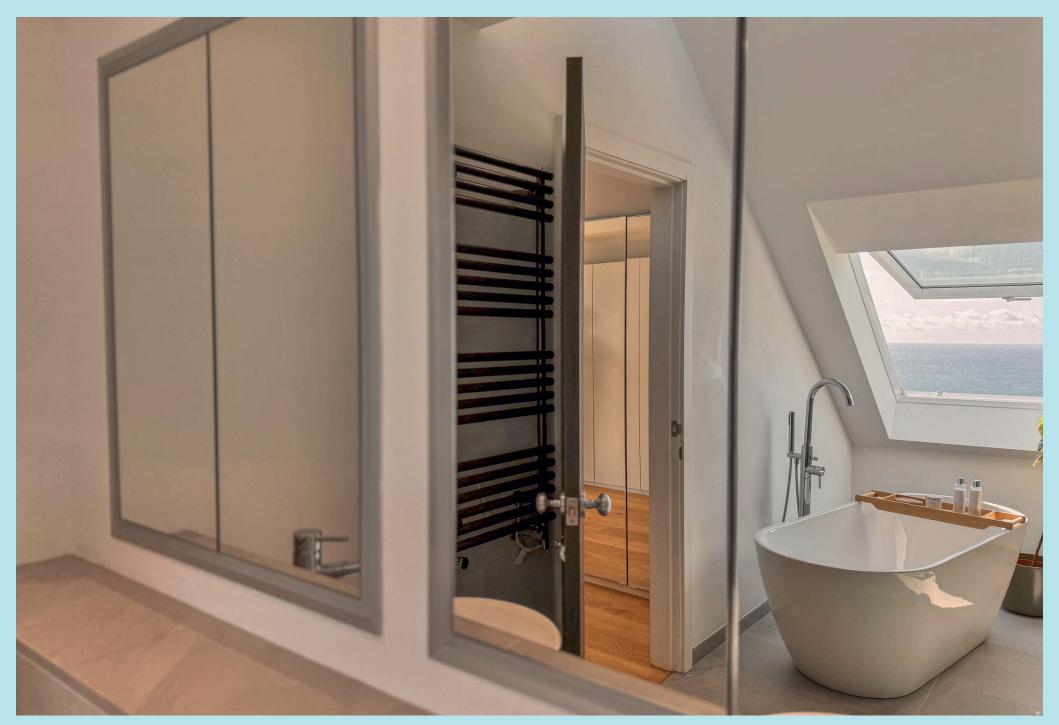
17 | Spindrift, Pinfold Hill



18 | Spindrift, Pinfold Hill



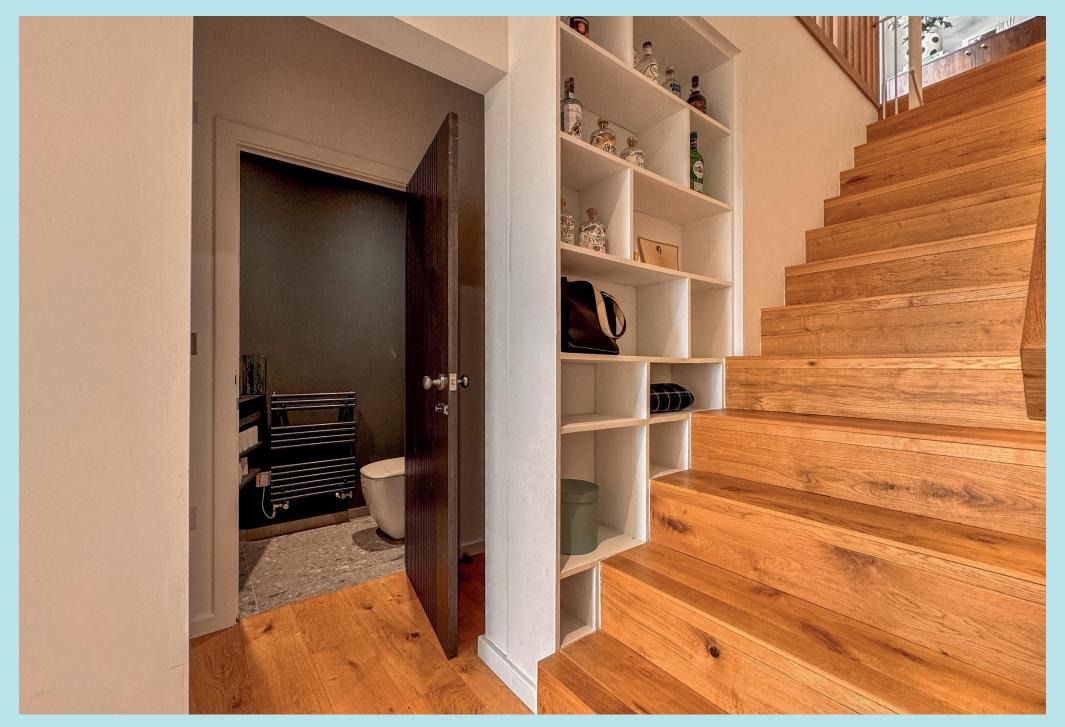
19 | Spindrift, Pinfold Hill



20 | Spindrift, Pinfold Hill



21 | Spindrift, Pinfold Hill



22 | Spindrift, Pinfold Hill



23 | Spindrift, Pinfold Hill



24 | Spindrift, Pinfold Hill



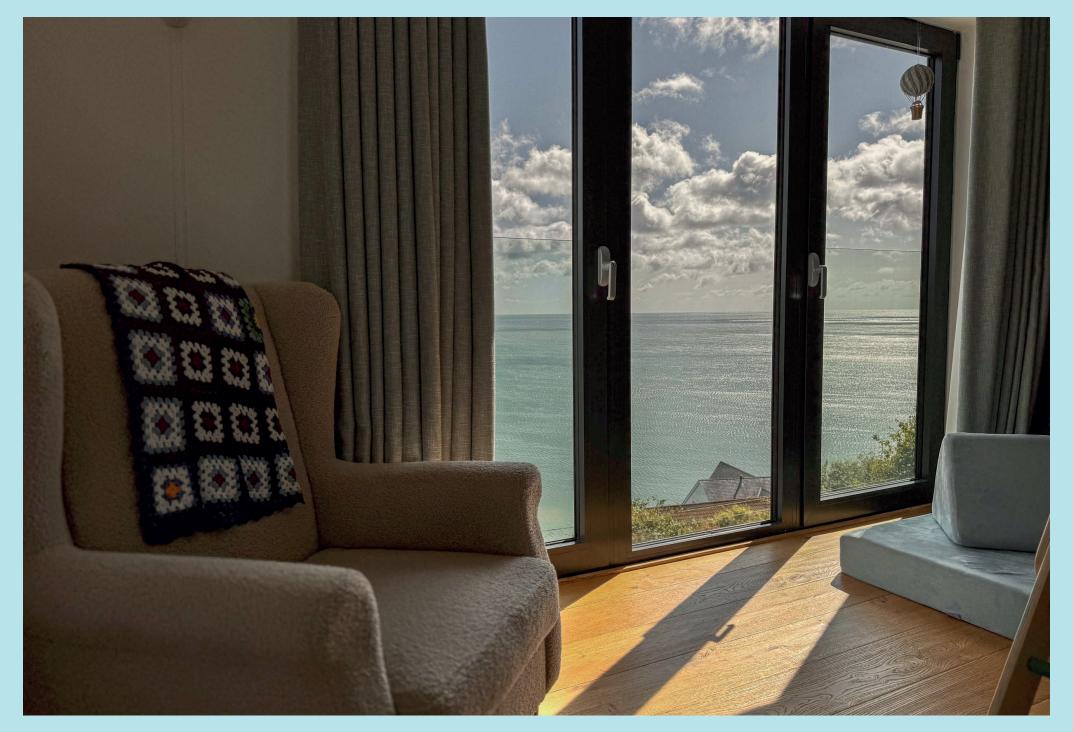
25 | Spindrift, Pinfold Hill



26 | Spindrift, Pinfold Hill



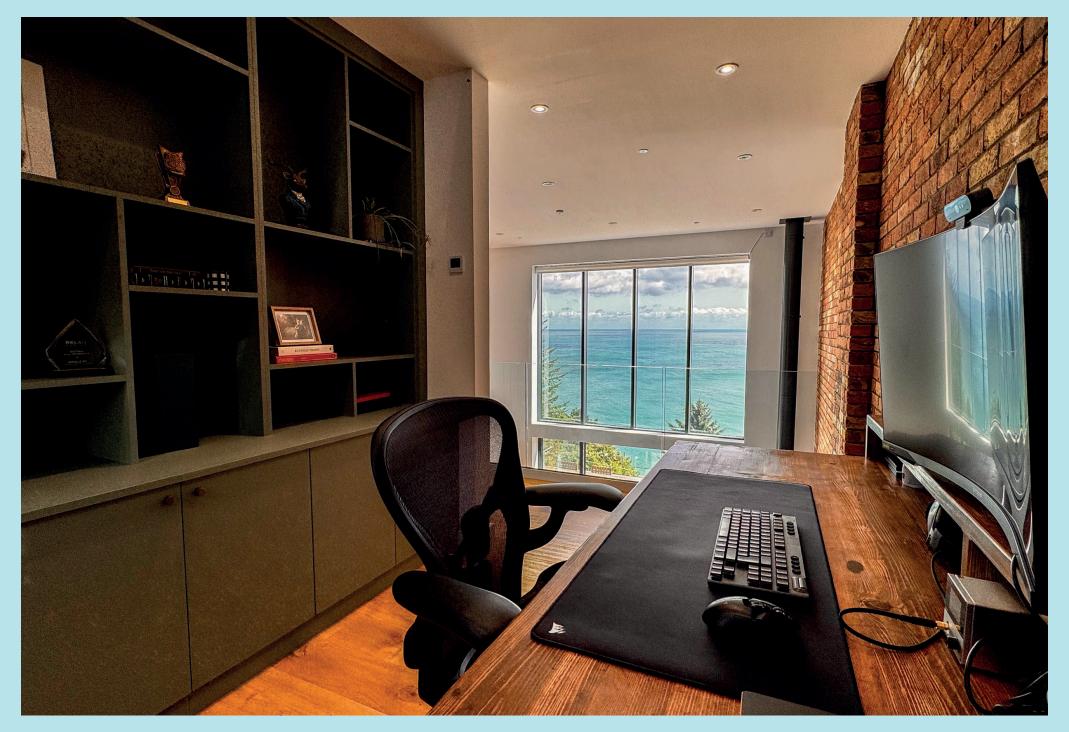
27 | Spindrift, Pinfold Hil



28 | Spindrift, Pinfold Hill



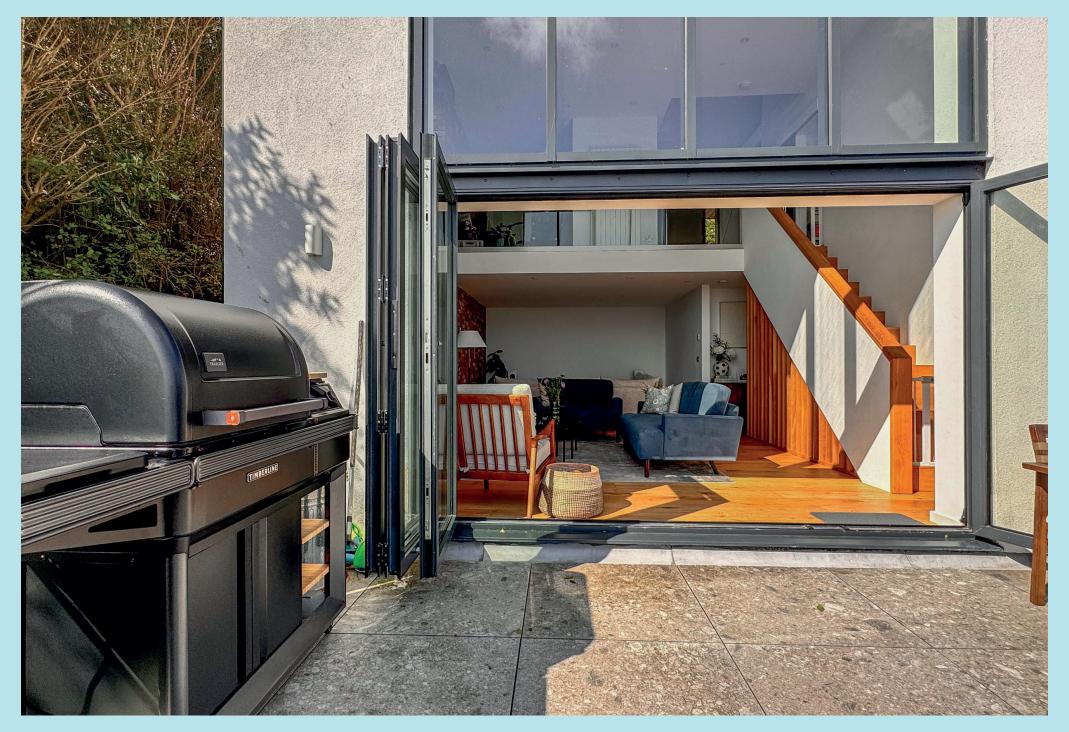
29 | Spindrift, Pinfold Hill



30 | Spindrift, Pinfold Hill



31 | Spindrift, Pinfold Hill

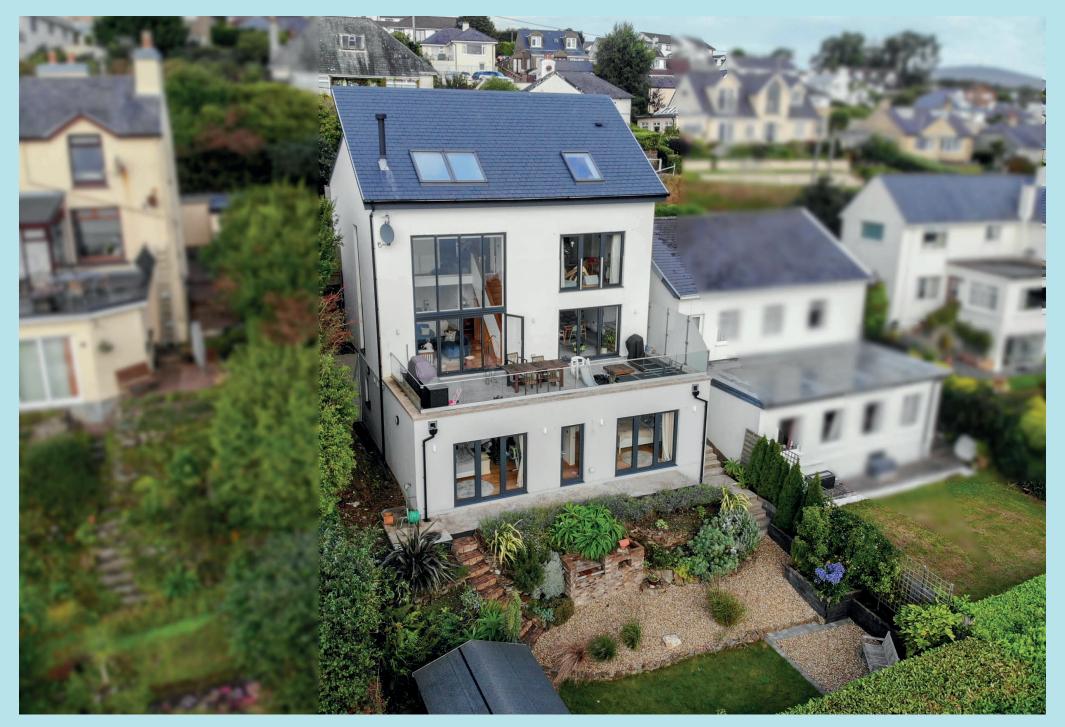


32 | Spindrift, Pinfold Hill



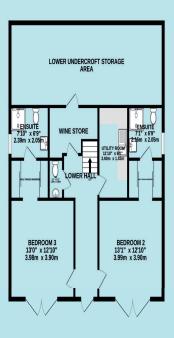
33 | Spindrift, Pinfold Hill

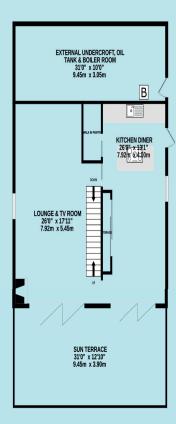


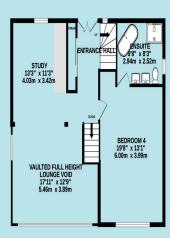


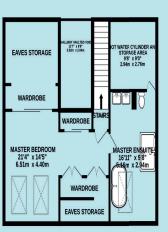
35 | Spindrift, Pinfold Hill

LOWER GROUND BEDROOM LEVEL 1094 sq.ft. (101.6 sq.m.) approx. LIVING AREA FLOOR 1108 sq.ft. (102.9 sq.m.) approx. GROUND FLOOR 593 sq.ft. (55.1 sq.m.) approx. 1ST FLOOR 726 sq.ft. (67.4 sq.m.) approx.









TOTAL FLOOR AREA: 3520 sq.ft. (327.0 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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