



ASKING PRICE

£749,950

## THE DETAILS



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Driftwood

Dogmills, Ramsey

£749,950

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

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PROPERTY DETAILS FOR  
**Driftwood, Dogmills, Ramsey**



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## Driftwood, Dogmills, Ramsey



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## THE DESCRIPTION

- Stunning Coastal True Bungalow extending to approx. 3,100 sq.ft
- Situated just 5 mins outside of Ramsey and 30 mins to Douglas
- Entrance Hall, Cloakroom WC
- Kitchen, Utility Room
- L-shaped Living Room with Study Area, Games Room, Sunroom
- 3 Bedrooms, 2 Bathrooms (1 En-suite)
- Occupying a generous 1.5 acre plot
- Will benefit from some modernisation
- Planning approved to remodel existing dwelling with balcony and dormer (23/00987/B (<https://pbc.gov.im/online-applications/applicationDetails.do?activeTab=summary&keyVal=RZL2M6IPII800>))
- Planning approved for a replacement dwelling (24/00673/B (<https://pbc.gov.im/online-applications/applicationDetails.do?activeTab=summary&keyVal=SEVCBGIPGMO00>))
- Offered for sale with no onward chain

## THE PROPERTY

Black Grace Cowley are delighted to offer Driftwood to the market. Situated in a stunning coastal setting on the outskirts of Ramsey, just a short 5-minute drive to local schools, shops and amenities and only 30 minutes from Douglas.

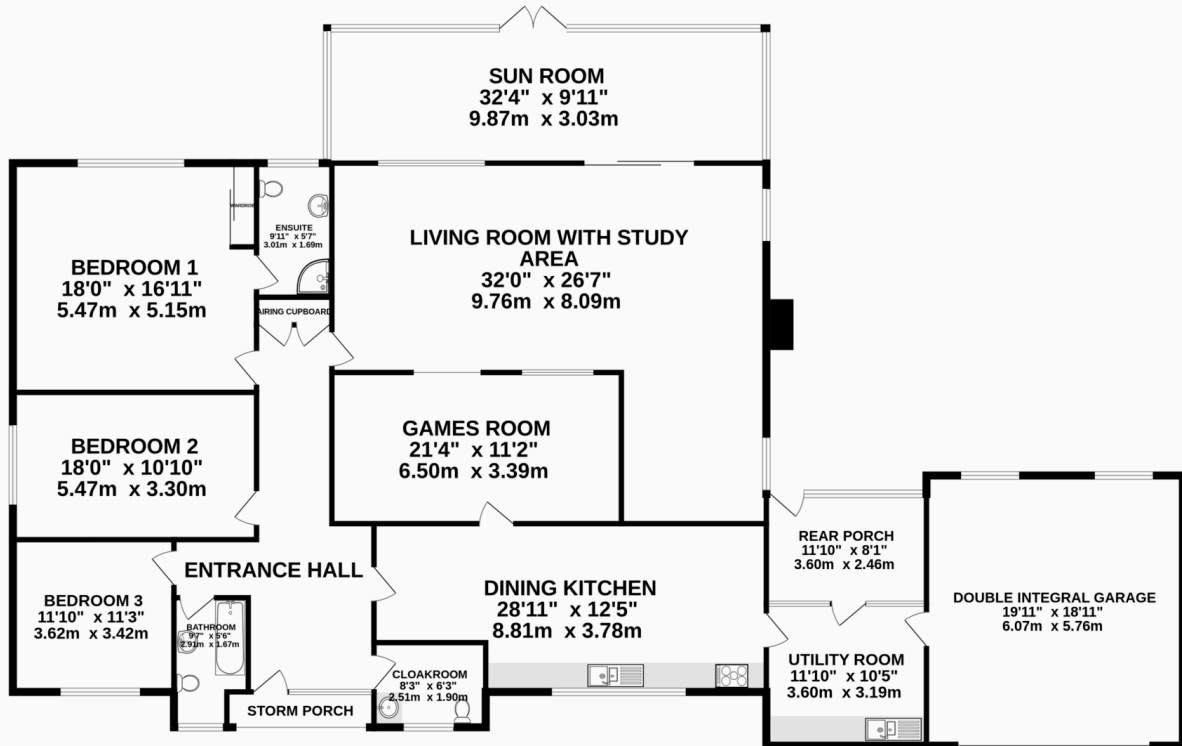
Driftwood occupies a generous plot extending to approx. 1.5 acres and enjoys uninterrupted views of the northern coastline and across to North Barrule and Snaefell. The property is approached via a private driveway which leads to a generous parking area. The current dwelling extends to approx. 3,100 sq.ft and comprises of a welcoming entrance hall with cloakroom WC, Dining Kitchen, three reception rooms including a games room, l-shaped living room with study area and a 32ft sunroom which enjoys views over the rear garden and stunning coastline. Utility room with access to the rear porch and integral double garage. Three generous double bedrooms, the master bedroom benefiting from an en-suite shower room, and a family bathroom.

Externally, Driftwood occupies a large plot extending to approx. 1.5 acres of mature gardens, mainly laid to lawn with a wild flower meadow and picturesque seating areas which take full advantage of the stunning views. Beach access within 100 yards of the property.

The property will benefit from some modernisation/refurbishment, but benefits from full planning approval for a spectacular coastal eco home (24/00673/B (<https://pbc.gov.im/online-applications/applicationDetails.do?activeTab=summary&keyVal=SEVCBGIPGMO00>)).

## FLOORPLAN

**GROUND FLOOR**  
3139 sq.ft. (291.6 sq.m.) approx.



TOTAL FLOOR AREA : 3139 sq.ft. (291.6 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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PROPERTY DETAILS FOR

## Driftwood, Dogmills, Ramsey

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