



ASKING PRICE

£1,275,000

THE DETAILS



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Kerin, Lower Pack Horse Lane
Baldrine
£1,275,000

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





















THE DESCRIPTION

- Detached Executive Residence extending to approximately 4,500 sq.ft
- Central high vaulted and lanterned reception hall with oak crafted staircase leading to a spectacular galleried landing
- Lounge/Diner, Breakfast Room, Modern Kitchen
- 5 Bedrooms, 5 Bathrooms, 5 Dressing Rooms
- Bedroom 3 could be utilised as a sold contained apartment if required
- Home Office, Utility Room, Ground Floor WC
- Mature Glenside lawned and country style grounds extending to approx. 1 acre
- Private Balconies and Sun Terraces
- Off street parking and Detached Double Garage
- Secluded location within 5 minutes of Laxey and 10 minutes of Onchan and Douglas
- Oil Fired Central Heating, Double Glazed throughout

THE PROPERTY

Black Grace Cowley are delighted to offer Kerin to the market. This secluded executive home in Baldrine is situated within a private setting with mature lawn and tree lined gardens. There is off street parking for several vehicles from which a footpath leads you to the front of the property. A large set of double doors provide access into a stunning reception hall with double height ceilings including a galleried landing above and a large skylight proving to be a real feature of this modern home. Off the reception hall is a door into the formal lounge/TV room, which has dual aspect windows. The formal dining room can be accessed on the opposite side of the reception hall via a set of double doors, which open into this lovely dual aspect room. There is access into a modern fitted kitchen which is fitted with a range of bespoke fitted wall and base units with integrated appliances and a glass block feature wall providing natural light from the reception hall. From the kitchen is access into a large utility and laundry room which is fitted with a range of wall and base units, space and plumbing for a washing machine and tumble dryer, and access to the downstairs WC.

Kerin, Lower Pack Horse Lane, Baldrine- COPY

Taking the stairs up to the galleried landing on the first floor, which provides access to five excellently sized bedroom suites. The master bedroom is situated to the front with a full height pitched ceiling and double glazed picture window providing stunning views across the gardens. There is a large walk through dressing area which leads into the en-suite, which is fitted with a double ended bath, walk in wet room style shower, 'His' and 'Hers' wash hand basin and WC. Bedroom 2, also situated to the front of the property, benefits from full pitched ceilings with exposed timbers, and features a lovely dual aspect picture window looking onto the gardens. There are built in wardrobes and an en-suite shower room. Bedroom 3 and 4 are situated to the rear of the property and feature large en-suites and built in wardrobes/dressing areas. Bedroom 5, which is currently set up as a self contained apartment, consists of a large double bedroom with built in storage and a door and steps leading down to an en-suite shower room and access to a private kitchenette and through to the boiler cupboard. In addition to the bedrooms on the first floor, there is a large home office with two Velux skylights offering plenty of natural light and a set of double glazed doors lead out onto a flat roofed terrace.

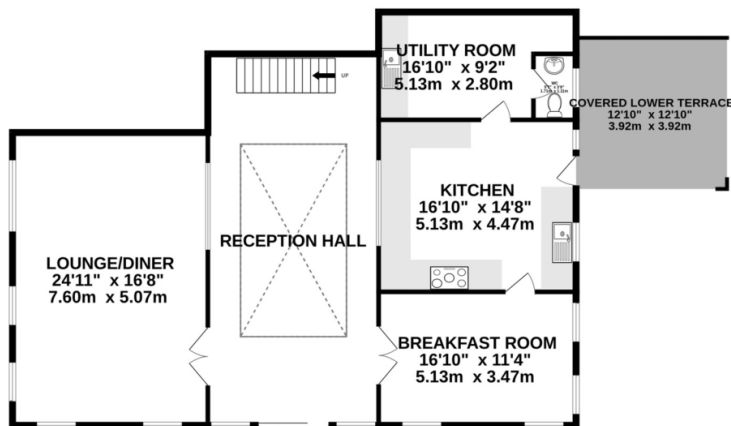
Externally, there is a double garage which is accessible via Old Packhorse Lane. The gardens extend to approximately 1 acre of beautifully matured lawned gardens. Mature tree lined borders and agricultural land to the rear. The patio area is directly off the property which leads onto the rear garden. An additional covered deck area off the kitchen plus the flat roof terrace already mentioned.

The property is located within easy walking distance of Garwick Beach and located within walking distance of a regular bus route taking you to Ramsey or Douglas. Short 5 minute drive to Laxey Beach and Village and Onchan Village.

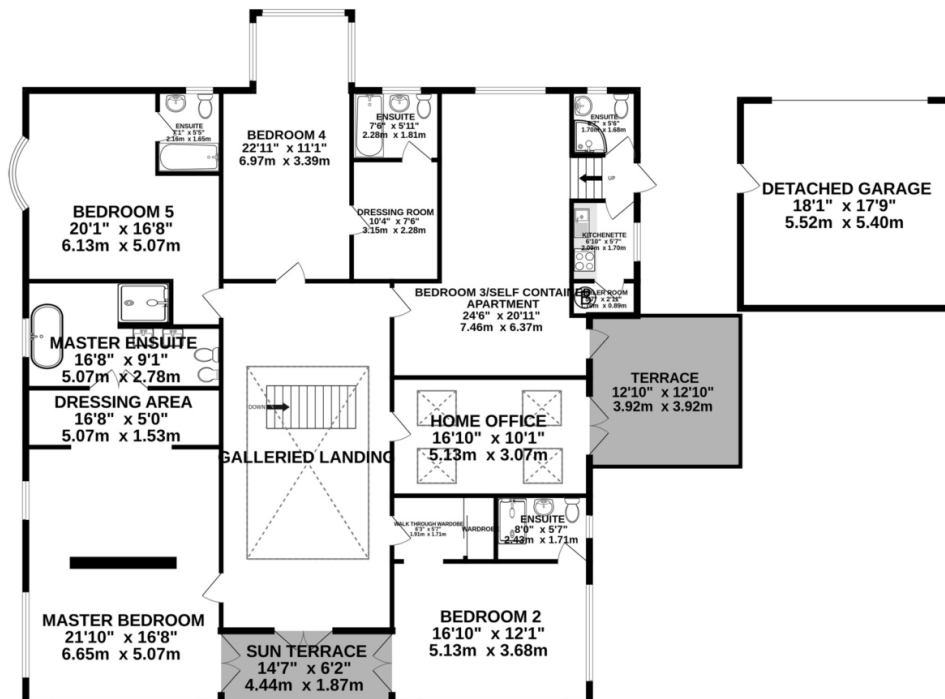
Property being offered for sale with no onward chain.

FLOORPLAN

LOWER GROUND FLOOR
1468 sq.ft. (136.4 sq.m.) approx.



GROUND FLOOR
2865 sq.ft. (266.1 sq.m.) approx.



TOTAL FLOOR AREA : 4333 sq.ft. (402.5 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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PROPERTY DETAILS FOR

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