



PLOT 1, PORT-E-CHEE LHEANEY ROAD IM8 2JF

£800,000

The first of two stunning executive new build super energy efficient properties, constructed to exacting standards approaching 3,000 square feet of living accommodation.

Offering four generous Bedrooms with the option of a fifth, two En suites and a Family Bathroom with premium fittings. A Lounge with media wall and spacious Family Kitchen with sliding doors to a terrace and large private garden beyond.

Eco principles including solar paneling providing hot water. Oil fired underfloor heating to ground floor.

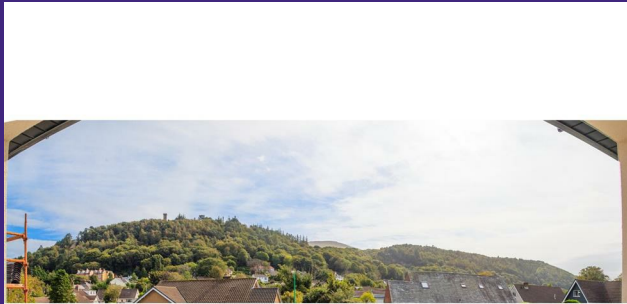
Choice of finishes inclusive of Kitchen, flooring and internal doors.

 **Plum
Properties**

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PLOT 1, PORT-E-CHEE

- Executive New Build Property Approaching 3,000 Square Feet due to Complete 2024
- Four Spacious Bedrooms, and Optional Fifth Bedroom/Study
- Two En Suite Bedrooms with Access to Balcony providing Stunning Views
- Lounge with Media Wall and Glazed Doors to Front Garden
- Generous Family Kitchen with Glazed Sliding Doors to Rear Terrace and Garden Beyond
- Integral Garage, Utility Room, Plant Room and Media Cupboard
- Family Barroom, En Suites and Ground Floor WC all with Premium Fittings
- Choice of Finishes Including Kitchen, Flooring and Internal Doors
- Super Energy Efficient Property with 10 Year Warranty Included
- Oil Fired Under Floor Heating to Ground Floor, and Solar Paneling Providing Hot Water



Summary

Plot 1, Port-e-Chee is the first of two stunning executive new build super energy efficient properties with eco principles. Set for completion late 2024 the property is approaching 3,000 square feet of accommodation and is conveniently offered for sale with the choice of Kitchen, flooring and internal doors. Located on the outskirts of Ramsey town centre, in a desirable residential area, with all of the local amenities within easy reach.

Accessed via a private driveway, the property is entered through a composite front door and into an inner porch and spacious Hallway beyond. Off the Hallway is a well proportioned Lounge with purpose built media wall, ambient pelmet lighting and sliding glazed doors leading to the front terrace.

Double doors from the Hallway flow into a generous Family Kitchen with sufficient space allocated for a luxury fitted kitchen, family dining area as well as a social seating area, this room has been designed to be the hub of the home, allowing families to enjoy time together throughout the day . The successful applicant will be allocated a PC sum to facilitate their own choice of fitted Kitchen. Glazed triple doors ensure the room floods with natural light, whilst also providing access to the rear patio area and lawned garden beyond.

Located behind the Family Kitchen is a Utility Room with oil fired boiler and plumbing for a washing machine and space for a dryer, whilst also providing external access to the side parking area and access to the integral Garage. Further storage is provided under the stairs whilst a Media Cupboard houses the Cat 6 Cabling. Completing the ground floor accommodation is WC with premium fittings.

An oak staircase with glazed balustrades leads to the upper floor comprising four Double Bedrooms and a Study that could easily be repurposed to provide an additional fifth Bedroom. Each of the Bedrooms are well proportioned. The two rear facing Bedrooms share a Family Bathroom with high quality fittings throughout. Two larger Bedrooms occupy the front of the property, and share access to a balcony that offers delightful southerly facing views to the distant green landscapes. Both Bedrooms benefit from En Suite facilities, also with premium fittings, whilst the Master Bedroom also boasts a space allocated as a Dressing Area. This carefully designed property also incorporates three large cupboards providing extensive storage for bed linen and towels.

Externally, a private block paved driveway to the front that extends to the side of the property to provide off-road parking for multiple vehicles, complemented by a lawned front garden. A single garage with electronically operated door provides further parking

options. At the rear of the garage a Plant Room houses the solar paneling management system and pressurised water cylinder. To the rear a large paved terrace sits elevated above a generous and private rear garden that is laid to lawn with mature boundary shrubs and trees providing privacy.

Additional Information

- Oil Fired Central Heating with Ground Floor Underfloor Heating
- Hot Water Provided by Fitted Solar Panels
- Built to Super Energy Efficient Standards
- 10 Year Developers Warranty Included
- Choice of Kitchen, Flooring and Internal Doors
- Low Maintenance Silicon Based Colored Render Finish
- Cat 6 Cabling
- Bunscoil Rhumsaa Primary School - 1 mile
- Ramsey Grammar School - 1 mile

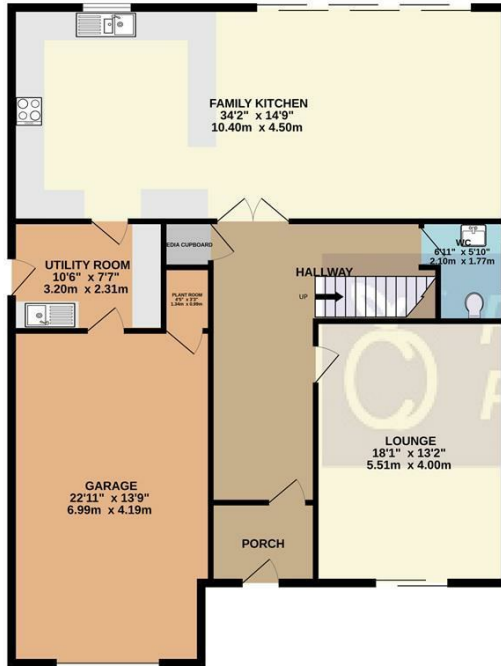
Directions

From Parliament Square travel in the direction of the Mountain Road. Lheaney Road is the last turning on the left hand side prior to the Hairpin. Continue along Lheaney Road for a short distance whereby Port E Chee can be found on the left hand side identifiable by our For Sale board.

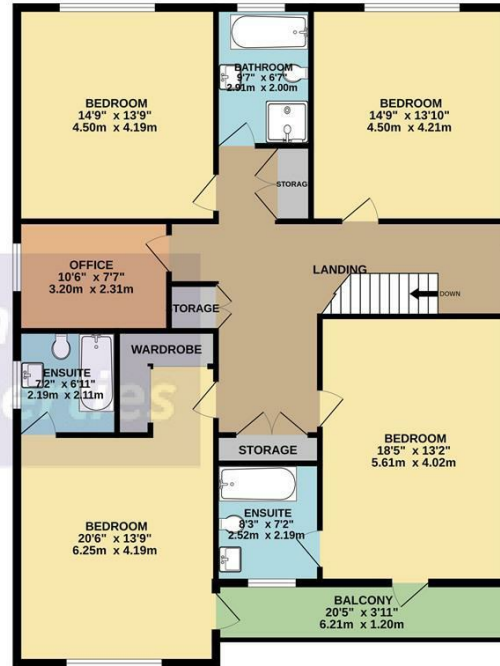
PLOT 1, PORT-E-CHEE



GROUND FLOOR
1429 sq.ft. (132.8 sq.m.) approx.

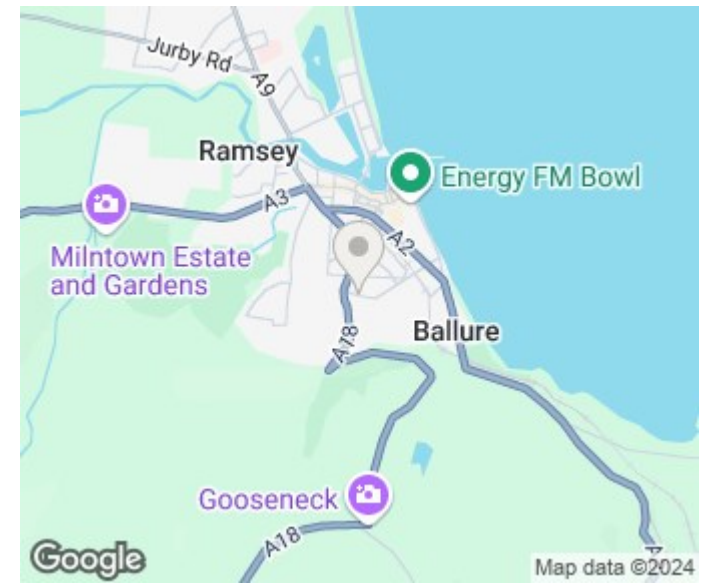


1ST FLOOR
1432 sq.ft. (133.1 sq.m.) approx.



TOTAL FLOOR AREA : 2861 sq.ft. (265.8 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 is given as to their operability or efficiency can be given.
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