



## **BARRULE COTTAGE, CHURCH ROAD, PORT LEWAIGUE**

**MAUGHOLD, IM7 1AG**

**ASKING PRICE £750,000**  
**FREEHOLD**

A striking six bed Georgian double fronted cottage set over three floors with stunning coastal views. The property has been extensively improved by the current owners, including fitting a new roof.

Immaculately presented, packed with period charm yet a modernised finish, the cottage offers four flexible reception rooms, three bathrooms and an extensive dining kitchen packed with premium appliances. A two car garage and driveway is enhanced by a delightful walled cottage garden with attractive flower beds and a range of fruit trees.





• Striking Period Coastal Property • Tranquil Village Location with Delightful Coastal Views • Six Generous Bedrooms • Three Bathrooms of which One is En Suite • Four Flexible Reception Rooms • Stunning Country Kitchen with Premium Aga Range Oven • Tandem Garage and Off-Road Parking • Utility/Boiler Room and Elevated Rear Garden • Beautiful Walled and Private Country Cottage Side Garden • Idyllic Views out to Port Lewaigue Beach and Beyond



### Overview

Located on Church Road in the picturesque coastal area of Port Lewaigue, Ramsey, this striking Georgian double-fronted detached cottage is a true gem. Built at the start of the nineteenth century, the property exudes period charm and history in equal measures, while having undergone complete modernisation to meet contemporary living standards. The recent installation of a new roof is just one of the many updates that enhance this delightful home.

Spanning in excess of 3,000 square feet, the cottage boasts six generously sized bedrooms, providing ample space for family and guests alike. The three well-appointed bathrooms ensure convenience and comfort for all residents. The multiple reception rooms offer a variety of flexible living spaces, perfect for entertaining or simply enjoying quiet moments at home.

The stunning coastal aspects surrounding the property create a serene atmosphere, making it an ideal retreat, whilst being within close proximity to Ramsey town centre ensures local facilities and amenities are within easy reach.

As you approach the property, you are greeted by a delightful courtyard area adorned with sandstone paving, leading to a newly fitted door

that opens into a welcoming hallway. The hallway features period-appropriate tiled flooring, setting the tone for the character that flows throughout the home. Off the hallway is a warm and cosy sitting room, with a feature multi fuel stove, perfect for those winter evenings, whilst a glazed door provides convenient access to the side garden. Opposite you are greeted by a delightful front-facing dining room also adorned with stripped pine flooring, creating a warm and inviting atmosphere. A door leads to further separated reception space with one room currently used as a study, which through an opening leads into an additional lounge. This lounge is particularly special, as it offers breathtaking coastal views from its elevated position, perfect for relaxation or entertaining guests.

At the rear of the house, the stunning country kitchen extends the full width of the property, creating a perfect space for family gatherings and entertaining. This beautifully designed kitchen features an extensive range of shaker-style wall and base units in a soft powder blue, harmoniously complemented by a butcher's block countertop and stylish brick effect splashback tiling. The kitchen is equipped with modern conveniences, including an integrated tall fridge freezer, dishwasher, washing machine,

boiler tap, water filter and waste disposal unit alongside a premium, fully controllable, five-oven electric Aga with induction hob.

The first floor features four generously sized bedrooms, complemented by a family bathroom. The principal bedroom benefits from en suite facilities, ensuring privacy and convenience. Ascending to the second floor, two further bedrooms are separated by a shower room, with each of the four front-facing rooms providing lovely coastal outlooks, enhancing the tranquil living experience.

Externally, the property is bordered by an attractive stone wall, providing both privacy and security. A large tandem garage accommodates two vehicles parked nose to tail, with a workshop area beyond for those who enjoy DIY projects. Additional parking is available on the driveway, ensuring ample space for visitors.

The rear lawned garden is elevated, flanked by fruit trees, while the side garden is a true haven, a delight for gardening enthusiasts, featuring a substantial lawn, vibrant flower beds, a varied range of fruit trees and a paved seating area, perfect for enjoying sunny afternoons.

This Georgian cottage is not just a home; it is a

lifestyle choice, offering a unique blend of historical elegance and modern convenience in one of the most beautiful coastal locations. Whether you are seeking a family residence or a tranquil getaway, this property is sure to impress.

#### **Additional Information**

- Double Glazed
- Oil Fired Central Heating
- Megaflo Water Cylinder
- Contemporary Aga Range Oven
- Newly Fitted Front Door
- Recently Re-Roofed
- Primary School - Bunscoil Rhumsaa - 2.2 miles
- Secondary School - Ramsey Grammar School - 2.2 miles

#### **Directions**

Travelling out of Ramsey along the Coast Road. Continue over the tram lines and take the first left turning towards Maughold. Proceed for approximately half a mile where Barrule Cottage can be found on the right hand side immediately opposite the coastal road to Port Lewaigue Beach.

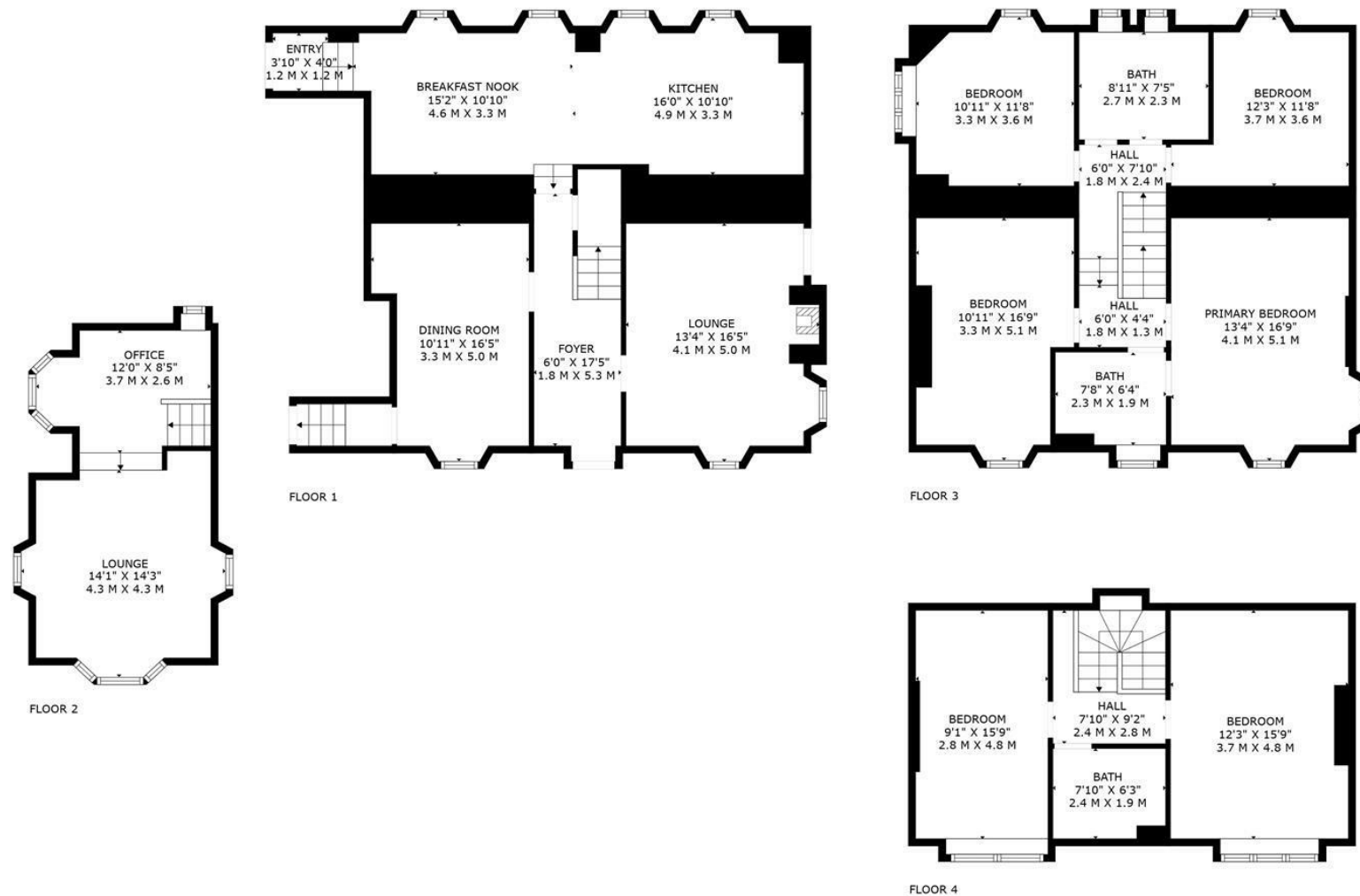












**TOTAL: 2583 sq. ft, 240 m2**  
 FLOOR 1: 924 sq. ft, 86 m2, FLOOR 2: 274 sq. ft, 25 m2, FLOOR 3: 892 sq. ft, 83 m2, FLOOR 4: 493 sq. ft, 46 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.