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Traie-Heen, Church Road, Maughold, IM7 1AG

Asking Price £850,000

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A substantial detached period house requiring restoration in a wonderful, prime, seafront position having superlative views and its own beach access – simply stunning! Sizeable accommodation extending to 5 bedrooms, 5 reception rooms and large kitchen/diner giving a versatile “blank canvas” for remodelling. Extremely private, mature 2.5 acre plot, with great scope and huge potential. 5 minutes to Ramsey town. It would not be an exaggeration to say this could be a “once in a lifetime” opportunity for a buyer. The property will require full renovation. The property will be sold subject to a restrictive covenant, limiting there to be one dwelling only on the site.





LOCATION

From Ramsey take the A2 Coast Road towards Laxey and take the first turning down into Maughold and over the tramlines. The property can be located on the left hand side, clearly identified by our For Sale Board.

VESTIBULE

6' 0" x 5' 0" (1.83m x 1.52m)

HALLWAY

11' 2" x 7' 7" (3.40m x 2.31m) max

Turned staircase to first floor.

SITTING ROOM

17' 4" x 16' 10" (5.28m x 5.13m) max

Dual aspect room with sea views. Open fireplace.

SNUG

15' 7" x 13' 10" (4.75m x 4.21m)

DINING ROOM

19' 2" x 12' 5" (5.84m x 3.78m)

Seaview. Door to inner hall.

INNER HALL

Rear door. Stairs down to Lower Ground Floor. 3 storage cupboards, 1 housing a hot water cylinder.

CLOAKROOM

12' 1" x 6' 4" (3.68m x 1.93m)

With WC off.

KITCHEN AREA

14' 7" x 12' 9" (4.44m x 3.88m)

Leading into:-

DINING AREA

21' 11" x 16' 6" (6.68m x 5.03m)

Sea Views. Sliding door to garden.

UTILITY ROOM

9' 1" x 6' 4" (2.77m x 1.93m)

FIRST FLOOR: HALF LANDING

Sliding door to attic storage.

BATHROOM

8' 3" x 5' 6" (2.51m x 1.68m)

WC, panelled bath and pedestal wash basin.

FULL LANDING

Storage Cupboard.

BEDROOM 1

13' 4" x 17' 7" (4.06m x 5.36m)

Dual Aspect. Sea Views. Loft Access.

BEDROOM 2

19' 9" x 12' 6" (6.02m x 3.81m)

Sea Views.

BEDROOM 3

9' 9" x 8' 2" (2.97m x 2.49m)

Single Room.

BEDROOM 4

12' 2" x 10' 11" (3.71m x 3.32m)

Double Room.

BEDROOM 5

8' 3" x 6' 5" (2.51m x 1.95m)

Single Room.

LOWER GROUND FLOOR

Stairs down to lower ground/basement level.

Lower hall.

ROOM 1

19' 2" x 13' 8" (5.84m x 4.16m)

Original kitchen range (not working).

BATHROOM

13' 0" x 6' 6" (3.96m x 1.98m)

WC, pedestal wash basin and panelled bath.

ROOM 2

16' 7" x 15' 7" (5.05m x 4.75m)

Original Kitchen Range (not working).

BOILER ROOM

14' 5" x 12' 4" (4.39m x 3.76m)

Camray 5 oil fired central heating boiler. Sink.

ROOM 3

16' 11" x 17' 6" (5.15m x 5.33m)

Original Kitchen Range (not working).

ROOM 4

9' 5" x 4' 8" (2.87m x 1.42m)

OUTSIDE

Through its private pillared entrance a drive sweeps down to the house. There are level lawned areas, potential vegetable gardens and an abundance of mature trees, shrubs and bushes. Steps to the front meander down to the stunning beach frontage. Former WC. Outhouse.

DETACHED DOUBLE GARAGE (SPLIT INTO 2 BAYS)

16' 11" x 9' 5" (5.15m x 2.87m) and 16' 11" x 9' 5" (5.15m x 2.87m)

SERVICES

Mains water and electricity. Private drainage.
Oil fired central heating.

VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

POSSESSION

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