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The Round House, Ramsey Road, Laxey, IM4 7PP
Asking Price £1,100,000

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A distinctive and individual coastal residence on the outskirts of Laxey, standing in approximately five acres of gently sloping lawn gardens. Built in the early 1990's, this spacious split level bungalow occupies a secluded location, with far reaching views across to the Cumbrian coast on a clear day. The interior is very much of its period, but offers splendid and generously proportioned rooms with expansive views. The raised lounge is distinctive due to its round shape and its exceptionally pleasing outlook. Below is a Billiard room. There is a snug, separate dining room and breakfast kitchen, utility and integral triple garage. There are three double bedroom suites. Externally the sweeping drive, meanders through a tree lined approach to the front door. There is a tennis court, greenhouse and shed with additional double gates providing access from the main road to the well established garden.



LOCATION

Travelling out of Douglas north bound on the A2 Coast Road travel through Onchan, Baldrine and Laxey village. The property can be found after 1 1/2 miles on the right hand side.

ENTRANCE VESTIBULE

Double entrance door. Quarry tile floor. Inner door with bevelled light.

ENTRANCE HALL

Vaulted ceiling.

CLOAKROOM/WC

Low level WC and wash hand basin. Heated towel rail. Half tiled walls. Coat hooks. Radiator.

SNUG

14' 1" x 10' 10" (4.3m x 3.3m)

Coved ceiling. uPVC double glazed doors to east facing garden. Fitted oak base cupboards and bookcase. 2 radiators.

BREAKFAST/KITCHEN

23' 7" x 14' 1" (7.2m x 4.3m)

uPVC double glazed sliding doors to east facing garden. Oak fitted base and wall units. Corian worktops. Twin bowl sink. Oil fired Aga. Electric oven and grill. Gas hob. Dishwasher. Radiator. Vinyl flooring.

UTILITY ROOM

15' 1" x 10' 10" (4.6m x 3.3m)

Range of base and wall units. Belfast sink. Plumbed for washing machine. Vinyl flooring. Space for American style fridge freezer. 2 pantries. uPVC double glazed door to east facing patio terrace. Internal access to

TRIPLE GARAGE

39' 4" x 22' 8" (12m x 6.9m)

Double and single electric up and over doors. Radiator.

From Hall 6 steps upto double doors.

LOUNGE

23' 4" x 29' 6" (7.1m x 9m)

4 large windows and 2 smaller windows affording spectacular views over lawned garden to the sea. 6 radiators. Double doors to

DINING ROOM

21' 0" x 14' 5" (6.4m x 4.4m)

Coved ceiling. 2 sets of uPVC double glazed sliding doors onto south facing patio. 2 radiators.

WEST WING

Fitted library bookcases along one wall. Radiator. 2 windows.

HALLWAY

Coved ceiling. 2 radiators. Double built-in linen cupboard. Deep lockable cupboard.

BEDROOM 3

19' 8" x 13' 9" (6m x 4.2m) max

Excluding depth of 2 deep built-in double wardrobes. Radiator.

ENSUITE BATHROOM

Panelled bath, vanity wash hand basin and low level WC. Radiator. Ceiling light. Mira shower over bath.

BEDROOM 2

19' 8" x 13' 1" (6m x 4m)

Excluding depth of deep built-in 2 double wardrobes. Radiator.

ENSUITE BATHROOM

Panelled bath, bidet, low level WC and vanity wash hand basin. Shower cubicle. Heated towel rail. Half tiled walls.

MASTER SUITE

DRESSING ROOM

Bank of built-in wardrobes with glass mirrored sliding doors. Radiator.

BEDROOM

26' 3" x 13' 4" (8m x 4.06m)

Set of uPVC double glazed sliding patio doors to outside with east facing garden views to the sea. 3 radiators. 3 windows with shutters.

ENSUITE BATHROOM

Panelled bath, bidet, WC and shower cubicle. 2 heated towel rails. Twin vanity wash hand basins. Mirrors. Cabinets with 2 doors.

LOWER GROUND FLOOR

Stairs from hall to room below Lounge.

FAMILY ROOM

29' 6" x 29' 6" (9m x 9m)

4 windows with sea views.

OUTSIDE

Sweeping tarmac driveway winds around house and garage to the front entrance. There is a level lawn immediately beyond the property with 3 further expanses of lawn. Natural garden to electric tram line. Very mature grounds with established trees and shrubs, lawn and patio terraces. Tennis court. Store for tractor mower and trailer. Greenhouse and shed. Gardeners WC. External access to oil fired central heating boiler, megaflo and hot water cylinder.

SERVICES

Mains water and electricity. Private drainage. Oil 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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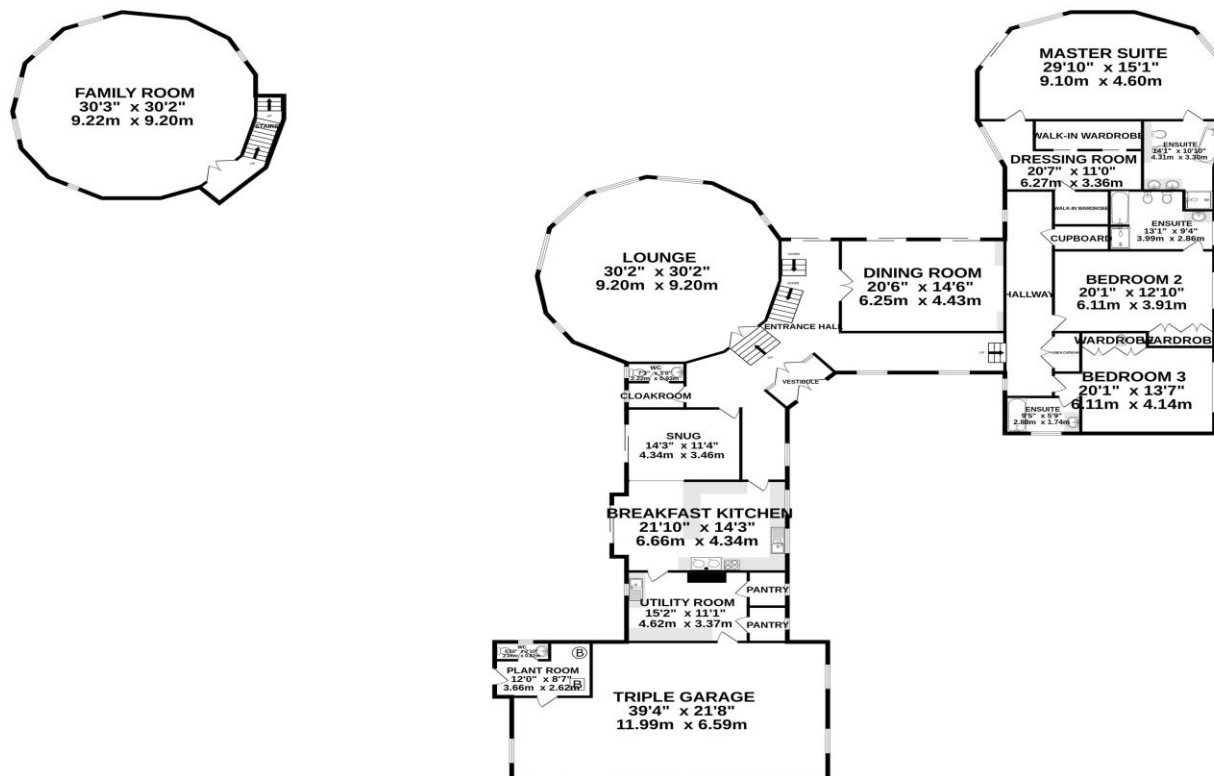






BASEMENT
767 sq.ft. (71.3 sq.m.) approx.

GROUND FLOOR
4866 sq.ft. (452.1 sq.m.) approx.



TOTAL FLOOR AREA : 5633 sq.ft. (523.3 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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