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Woodstock, Booilushag, Maughold, IM7 1BB
Asking Price £665,000

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Set on a generous plot within the private Booilushag estate, this well-presented true bungalow offers bright and flexible living spaces throughout. The spacious accommodation comprises four bedrooms and four bathrooms (three ensuite), with three to four reception rooms providing versatile options for family living, work, or entertaining. The layout is ideal for an extended family, whilst currently one residence the creation of a separate annex is easily adapted. Externally, you'll find very private rear lawned gardens and a neat front lawn, creating attractive curb appeal. A driveway provides off-road parking for three to four cars, plus a double garage for additional storage and convenience. An excellent opportunity to acquire a spacious home in a tranquil setting. Viewings are highly recommended.



LOCATION

Travel out of Ramsey on the A2 Coast Road towards Laxey and after approx 1 mile take the second turning on the left (B19) and continue for 1.5 miles through Dreemskerry. When you reach the junction at Ballajora turn left down the hill and over the tramlines. The entrance to Booilushag is approx 200 metres on the right. Take the first turning on the left and Woodstock will be found on the right towards the bottom of the road.

ENTRANCE PORCH

7' 10" x 5' 7" (2.4m x 1.7m)

DINING HALL

13' 9" x 22' 8" (4.2m x 6.9m)

KITCHEN

8' 10" x 6' 3" (2.7m x 1.9m)

SIDE PORCH

8' 10" x 6' 3" (2.7m x 1.9m)

LIVING ROOM

22' 4" x 14' 9" (6.8m x 4.5m)

SUN ROOM

22' 4" x 8' 10" (6.8m x 2.7m)

FAMILY ROOM

10' 6" x 22' 4" (3.2m x 6.8m)

UTILITY ROOM

10' 6" x 11' 6" (3.2m x 3.5m)

INNER HALL

FAMILY BATHROOM

6' 11" x 9' 2" (2.1m x 2.8m)

BEDROOM

12' 2" x 12' 6" (3.7m x 3.8m)

INNER HALL

BATHROOM

10' 6" x 5' 11" (3.2m x 1.8m)

BEDROOM

14' 1" x 13' 5" (4.3m x 4.1m)

ENSUITE

7' 10" x 5' 7" (2.4m x 1.7m)

BEDROOM

13' 5" x 19' 8" (4.1m x 6m) max

ENSUITE

6' 11" x 8' 2" (2.1m x 2.5m)

BEDROOM

11' 2" x 6' 3" (3.4m x 1.9m)

DOUBLE GARAGE

19' 4" x 21' 4" (5.9m x 6.5m)

OUTSIDE

The gardens are well stocked with evergreen trees and shrubs. Rural views to the front. Private garden to the rear including a patio

outside the sun lounge. Paved forecourt parking area.

SERVICES

Mains water, electricity and drainage. Oil central heating.

VIEWING

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

POSSESSION

Vacant on completion. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made

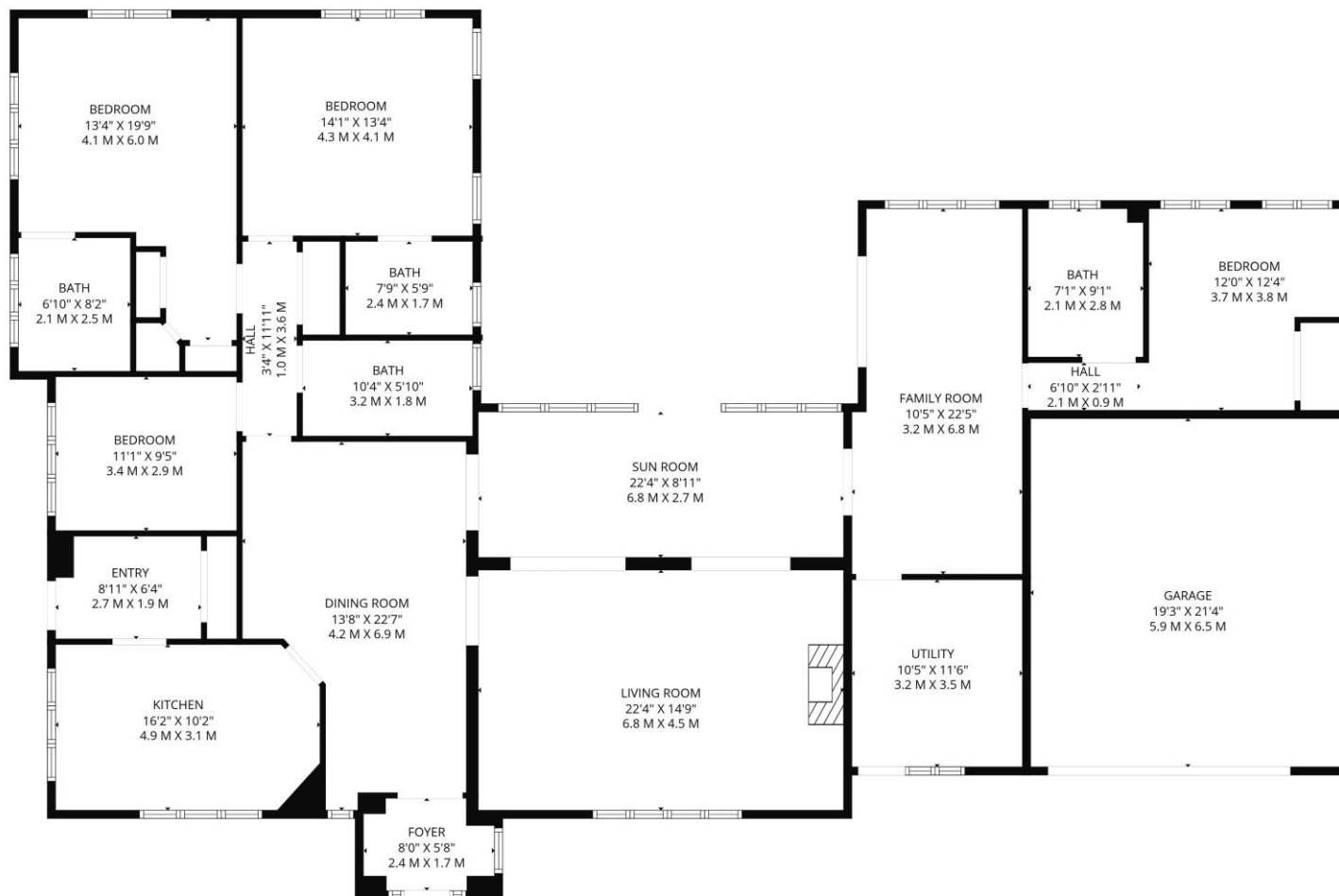


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TOTAL: 2352 sq. ft, 219 m2

1st floor: 2352 sq. ft, 219 m2

EXCLUDED AREAS: UTILITY: 120 sq. ft, 11 m2, GARAGE: 410 sq. ft, 38 m2, WALLS: 169 sq. ft, 15 m2

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



Since 1854



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