



www.chrystals.co.im

Modena View, Dreemskerry Road, Maughold, IM7 1BL

Asking Price £1,500,000

Modena View, Dreemskerry Road, Maughold, IM7 1BL

Asking Price £1,500,000

Modena View is a unique and very well appointed architecturally led designed home with bold features rarely found on the Island. The extraordinary accommodation utilises the contours of the land and offers split level accommodation across 6000 sq ft with an additional detached garage. Viewing is highly recommended to appreciate the scale of the property, its rural setting and stunning views.





LOCATION

From Ramsey travel south towards Laxey on the A2 and take the second turning to Maughold signposted Dreemskerry. Continue along with road for approx. 1 1/2 miles towards Ballajora and the property can be found on the left hand side.

GROUND FLOOR

ENTRANCE HALL

19' 8" x 8' 0" (5.99m x 2.44m)

Large welcoming Entrance Hall providing access to all the accommodation on all three levels.

LOUNGE

15' 1" x 24' 0" (4.59m x 7.31m)

Superb triple aspect family lounge with feature wood burning stove, vaulted ceilings, extensive floor to ceiling glazing with access out onto peripheral balcony enjoying breathtaking panoramic countryside and sea views.

CLOAKROOM

8' 4" x 3' 0" (2.54m x 0.91m)

Luxuriously fitted cloak room with vanity sink unit and W.C.

MASTER BEDROOM

20' 9" x 18' 11" (6.32m x 5.76m)

Superb master bedroom suite comprising large double bedroom with floor to ceiling glazing and breathtaking panoramic views. Feature 'Juliette' balcony accessed via bi-fold doors brings the beautiful view right into your bedroom. TV and power points.

ENSUITE BATHROOM

9' 5" x 8' 10" (2.87m x 2.69m)

Superbly fitted modern contemporary bathroom suite comprising jacuzzi bath, walk-in double shower, twin vanity wash hand basins with double undercroft drawers underneath and W.C. Chrome heated towel rail. Fitted Roman blind. Fully tiled walls and floor. LED lighting.

DRESSING ROOM

6' 5" x 5' 0" (1.95m x 1.52m)

His and hers dressing room with fitted wardrobes, hanging space and shelving.

BEDROOM 2

11' 2" x 9' 8" (3.40m x 2.94m)

Large double bedroom beautifully decorated throughout. Chrome sockets and light switches. Central ceiling light fitting. Steps down into:

ENSUITE BATHROOM

7' 10" x 5' 8" (2.39m x 1.73m)

Modern contemporary bathroom suite comprising freestanding bath with chrome mixer tap over and separate shower head attachment, circular wash hand basin with storage underneath and W.C. Fitted wall mirrors. Fully tiled floors and walls. Chrome heated towel rail. Spotlights.

BEDROOM 3

11' 6" x 11' 0" (3.50m x 3.35m)

Large double bedroom, generously proportioned with rural sea views. Chrome TV and power points.

BEDROOM 4

11' 5" x 9' 2" (3.48m x 2.79m)

Large double bedroom, generously proportioned with rural sea views. Chrome TV and power points.

ENSUITE SHOWER ROOM

7' 11" x 5' 9" (2.41m x 1.75m)

Fitted with a modern contemporary suite comprising large walk-in shower with curved glazed shower screen, vanity wash hand basin

and W.C. Chrome heated towel rail. Tiled walls. Spotlights.

BEDROOM 5

12' 11" x 6' 9" (3.93m x 2.06m)

A good sized bedroom, superbly presented and currently used as a Children's Nursery. Fitted black out blinds to the windows. TV and power points.

FAMILY BATHROOM

Fitted with a modern and contemporary bathroom suite comprising P-shaped bath with shower over, vanity wash hand basin with twin undercroft storage drawers and W.C. Tiled walls. Fitted Roman blinds. Chrome heated towel rails.

LOWER GROUND FLOOR

KITCHEN/DINING AREA

25' 0" x 23' 9" (7.61m x 7.23m)

A stunning contemporary bespoke designed kitchen and dining space comprising a range of base, wall and drawer units finished in white gloss with single piece 'Corian' work surface, integral Neff 4-ring induction glass hob with glass/brushed aluminium extractor hood over, integral Neff microwave oven and grill and built-in coffee machine. Under mounted-sink with drainer and chrome mixer tap over, spotlights and breakfast bar. Above the up-stands are useful chrome power sockets for portable appliances. The space benefits from an engineered oak strip floor covering, with large floor to ceiling bi-fold glazed doors that

open out onto the external large decked entertainment area. In addition, the space provides for a cosy 'snug' area with a feature wood burning stove. The dining area easily accommodates up to 10 people around a family table.

LARDER 8' 6" x 8' 0" (2.59m x 2.44m)

With matching floor covering, 'Corian' work surface, under-mounted sink, drainer and white gloss finished base and wall units. This space provides a dedicated wine cooler/fridge and space for a larger American style fridge freezer.

WC 7' 3" x 3' 7" (2.21m x 1.09m)

Featuring a pedestal WC and a sink with vanity cupboard unit underneath and fitted mirror over. Part tiled walls. Spotlights.

UTILITY 11' 7" x 8' 5" (3.53m x 2.56m)

Good sized functional utility with space for washing machine and tumble dryer. Housing the boiler and hot water pressurised cylinder.

STORAGE

10' 11" x 6' 7" (3.32m x 2.01m)

Good sized storage area ideal for use as a wine cellar

WC 6' 4" x 4' 4" (1.93m x 1.32m)

Fitted with a modern contemporary pedestal sink and W.C. Part tiled walls.

BEDROOM 6 12' 1" x 6' 9" (3.68m x 2.06m)

Large superbly presented bedroom suite with stunning rural and countryside views.

ENSUITE BATHROOM

Fitted with a modern contemporary bathroom suite comprising corner jacuzzi bath with mosaic tile detail to bath panel, walk-in double shower with curved glazed shower screen, rainfall shower head and separate attachment, twin cantilevered wash hand basins with fitted mirrors over and W.C. Chrome heated towel rail. Tiled walls and floor. Spotlights.

DRESSING ROOM

Fitted with wardrobes, hanging space and shelving.

GYMNASIUM 17' 6" x 14' 6" (5.33m x 4.42m)

Set out as a fully equipped gym facility.

CINEMA ROOM 23' 4" x 16' 7" (7.11m x 5.05m)

Large cinema room with state of the art cinema projection system and bespoke contemporary cinema seating

FIRST FLOOR

GAMES ROOM 26' 11" x 14' 6" (8.20m x 4.42m)

A large open-plan space, currently used as a Games Room by the owner, with separate access from the car parking area at the front of the house. Access into the Office and a separate walk-in cupboard. Velux footlights and spotlights.

OFFICE 21' 11" x 13' 8" (6.68m x 4.16m)

Superb practical private office space.

OUTSIDE

Set in approximately 3.5 acres of landscaped manicured gardens with pond enjoying breathtaking panoramic sea views. Triple Garage Block (Approx 33'7 x 22'7) Large detached (and ventilated) triple garage block with three individual electronic Horman up and over sectional panel doors. Painted floors.

SERVICES

All mains services installed. Underfloor heating throughout and smart intelligent lighting system. Gas fired central heating.

POSSESSION

Vacant possession on completion of purchase. 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.

VIEWING

Strictly by appointment through the Agents, Chrystals. Please let us know if you are unable to keep your appointment.







