



Broadlands Churchtown, Lezayre, Ramsey, IM7 2AN
Asking Price £565,000



- 3-bedroom bungalow set within a generous ½ acre plot in Lezayre
- Large L-shaped attic offering excellent storage and future potential
- Expansive gardens with lawns, mature planting, and decking for outdoor living
- Planning permission in place to extend upwards, plus recent new slate and flat roofs (2025) with 10-year warranty
- Bright living room with newly installed log burner plus study/reception room with open grate fireplace
- Situated just 5 minutes drive from Ramsey Town Centre



Broadlands Churchtown, Lezayre, Ramsey, IM7 2AN

Set within a generous ½ acre plot in the peaceful village of Churchtown, Lezayre, Broadlands is a delightful three-bedroom bungalow offering privacy, charm, and space in abundance. Surrounded by mature gardens and countryside views, the property enjoys a tranquil setting while remaining only a short drive from Ramsey.

The gardens are a true highlight, with sweeping lawns, established planting, and a variety of spaces perfect for relaxation or outdoor entertaining. A generous decked area provides the ideal spot for summer dining, while a custom-built 4m x 7m Polycrüb polytunnel—engineered to withstand winds of up to 125 mph—makes year-round growing possible, appealing to the keen gardener. The grounds wrap around the property, creating a strong connection to nature and plenty of scope for landscaping.

Inside, Broadlands is bright and welcoming. The living room features a newly installed log burner, providing a cosy focal point, while a second reception room/study with an open grate fireplace adds further versatility. The accommodation includes three bedrooms, a well-planned kitchen with dining area, a family bathroom, and a convenient separate hallway toilet. Almost the entire property was updated with LVT flooring in 2021, ensuring a stylish and durable finish throughout. Above, a large L-shaped attic spans much of the property, offering excellent storage and future potential.

Importantly, the home comes with planning permission to extend upwards, allowing buyers to create an executive family home of scale and presence if desired. Recent upgrades include a new slate roof and flat roof to the rear extension (2025), both covered by a ten-year warranty, offering peace of mind for years to come.

Practical features include a garage (marked on the floor plan), ample driveway parking, and generous outdoor space that makes Broadlands suitable for a wide range of buyers.





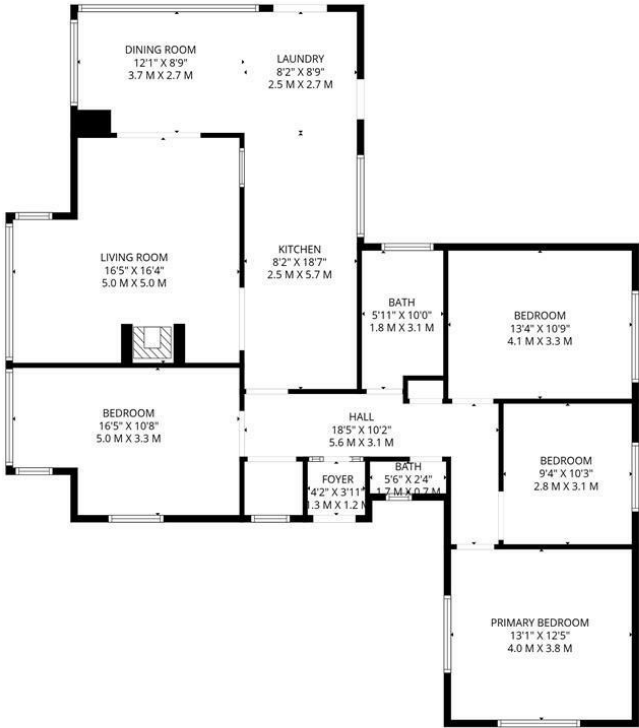












TOTAL: 1390 sq. ft, 129 m2
FLOOR 1: 1390 sq. ft, 129 m2
EXCLUDED AREAS: WALLS: 98 sq. ft, 9 m2

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



DOUGLAS
37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF
T 01624 620606
F 01624 677363
E info@deanwood.co.im

CASTLETOWN
COMPTON HOUSE
9 CASTLE STREET CASTLETOWN
ISLE OF MAN IM9 1LF
T 01624 825995
F 01624 825996
E castletown@deanwood.co.im

RAMSEY
LEZAYRE HOUSE
87 PARLIAMENT STREET
RAMSEY ISLE OF MAN IM8 1AQ
T 01624 816111
F 01624 816588
E ramsey@deanwood.co.im

These particulars are for information purposes only. They do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact. Neither the vendor nor DeanWood Agencies Limited ('the firm'), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

FOR MORE PROPERTIES VISIT OUR WEBSITE @ **deanwood.im**