



ASKING PRICE

£899,000



## THE DETAILS



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Watersmeet

Westfield Drive, Ramsey

£899,000

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

















# Watersmeet, Westfield Drive, Ramsey



## THE DESCRIPTION

- Detached riverside home situated in an elevated position
- 4 Reception Rooms, Utility, W.C.
- 5 Bedrooms, En Suite, and Family Bathroom
- Studio Bedroom with Wet Room
- Beautifully matured lawned gardens spread over two levels
- Idyllic riverside 'Gin Shack' Summer House
- With views across the Sulby River and up towards Sky Hill
- Off street parking to the front for several vehicles and Garage
- Double glazing throughout and oil fired central heating

## THE PROPERTY

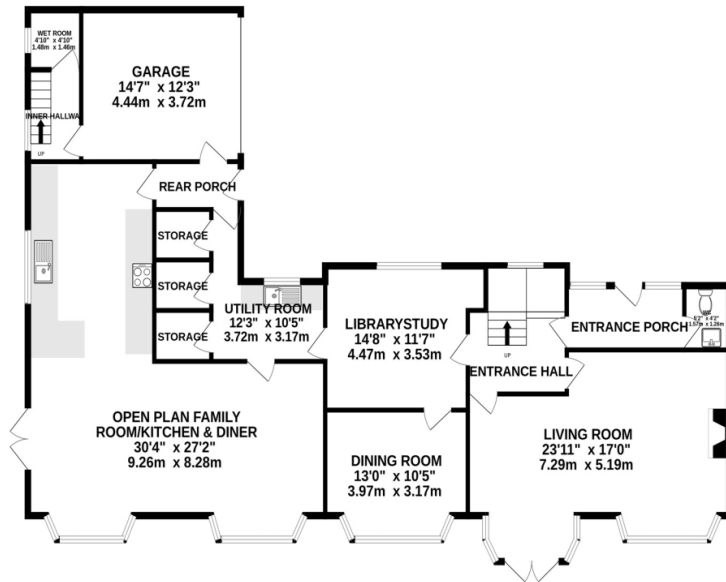
Watersmeet in Westfield Drive, Ramsey is a beautifully appointed detached executive home situated at the end of a quiet cul de sac yet only minutes from Ramsey town centre. Set in half an acre of grounds, which are completely secluded and privately positioned on the banks of the Sulby river. Gated entrance with block paved driveway for multiple vehicles and lawned area.

The property is of Art Deco design retaining original features including herringbone parquet flooring yet modernised to an excellent standard throughout. Entrance Hall, Cloakroom, large Lounge Diner with log burner, two bay windows one of which has patio doors leading out to a large south facing patio positioned off the back of the property. Walk through Library with Study or formal Dining Room off, Utility with ample storage, leading to the hub of the house which is the large open plan L-shaped Kitchen Diner situated on the southern corner of the house receiving plenty of natural light opening out onto the gardens. Country style yet contemporary in design Kitchen with exposed wooden beams adding to the character. To the rear of the integral Garage is a Wet Room and staircase leading up to a Guest Suite/Bedroom 5. On the first floor of the main house there are 4 double Bedrooms, the Master Bedroom has a Dressing Room with built in wardrobes and large modern En Suite Wet Room and recently refurbished Family Bathroom with walk in shower and freestanding bath.

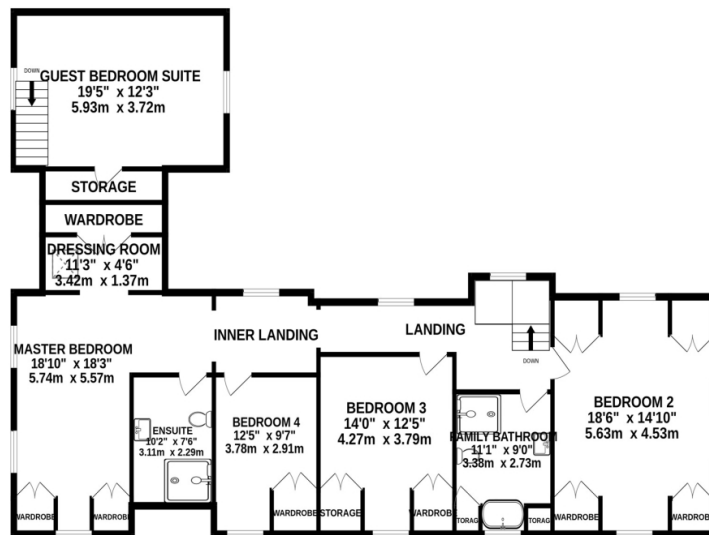
Large entertainment raised patio area with expansive lawn, mature tree and shrub borders. Footpath leading down to the lower level garden again with mature trees and shrubs housing the property's 'Gin Shack' which is a timber built Summer House with covered veranda and decked area situated down by the river side, which is the perfect entertainment area for beautiful summer evenings that the north of the island offers more so than anywhere else on the Isle of Man.

# FLOORPLAN

GROUND FLOOR  
1739 sq.ft. (161.5 sq.m.) approx.



1ST FLOOR  
1529 sq.ft. (142.0 sq.m.) approx.



TOTAL FLOOR AREA : 3268 sq.ft. (303.6 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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# SITE PLAN

PROPERTY DETAILS FOR

**Watersmeet, Westfield Drive, Ramsey**



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