



THE LODGE

FAIRY COTTAGE, LAXEY



THE LODGE

- Approx 6,000 sq.ft executive detached coastal property, nestled in a woodland setting
- Stunning sea views and ultimate privacy within the property and its grounds
- Atrium style entrance, 3 Reception Rooms, Open plan contemporary style Kitchen/Diner, downstairs W.C, Utility Room, 4 large En-Suite Bedrooms, Master Bedroom having its own private terrace looking onto a stream.
- Separate guest accommodation which consists of a large open plan Lounge/Kitchen with its own private terrace, sea views, Bedroom and separate Bathroom
- Integral double Garage
- KNX home automation System, Sonos wireless audio system, Category 6 Cabling throughout,
- Oil fired central heating, bespoke Iroko-framed double glazing
- Several Private sun terraces, large lawned garden, gated driveway and parking for several vehicles
- American Walnut internal doors, frameless glass balconies and solid Oak flooring







L-shaped with a set of bi-folding doors leading onto the sun terrace that links the living room. There is an additional sun terrace to the rear offering total privacy and looks down onto the stream and towards the woodland.

The kitchen has a range of contemporary wall and base units with a large island offering ample breakfast bar space, modern integrated appliances, and solid oak flooring throughout.

Off the open plan family space there is another set of double doors leading into the properties snug/tv room with double aspect windows, situated to the rear of the house and maintaining stunning sea views.



































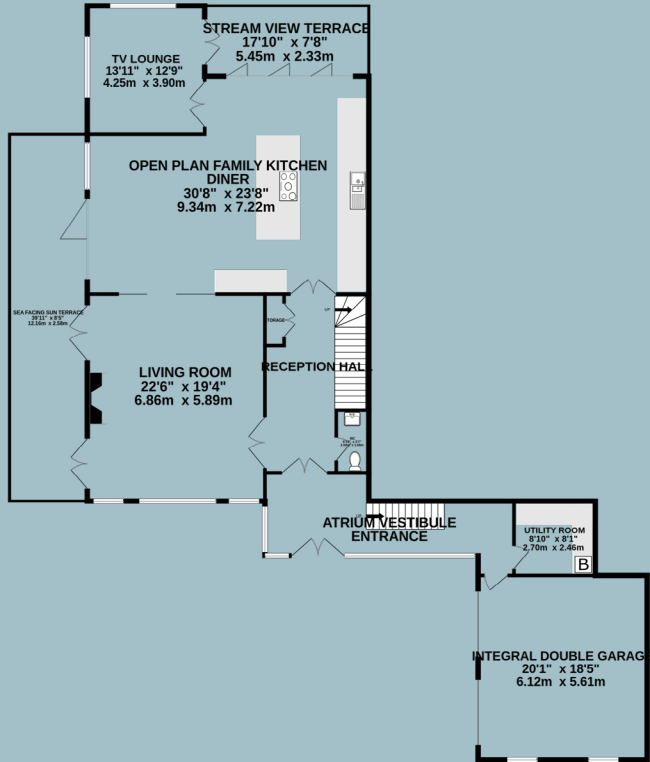




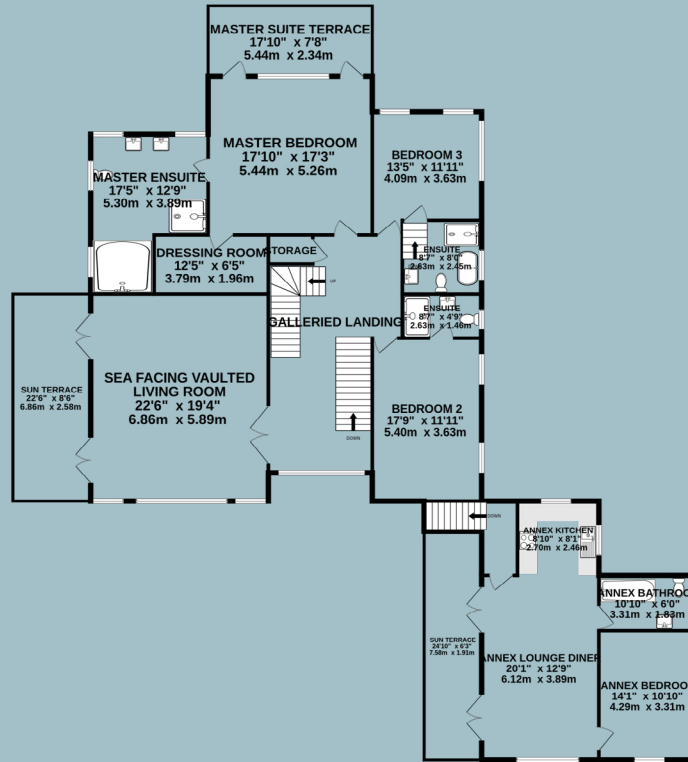


BLACK GRACE COWLEY

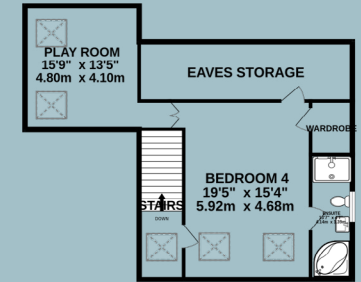
GROUND FLOOR
2114 sq.ft. (196.4 sq.m.) approx.



1ST FLOOR
2402 sq.ft. (223.1 sq.m.) approx.



TOP FLOOR
767 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA : 5282 sq.ft. (490.7 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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VIEWING

Viewing is strictly by appointment only through the Agent.

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