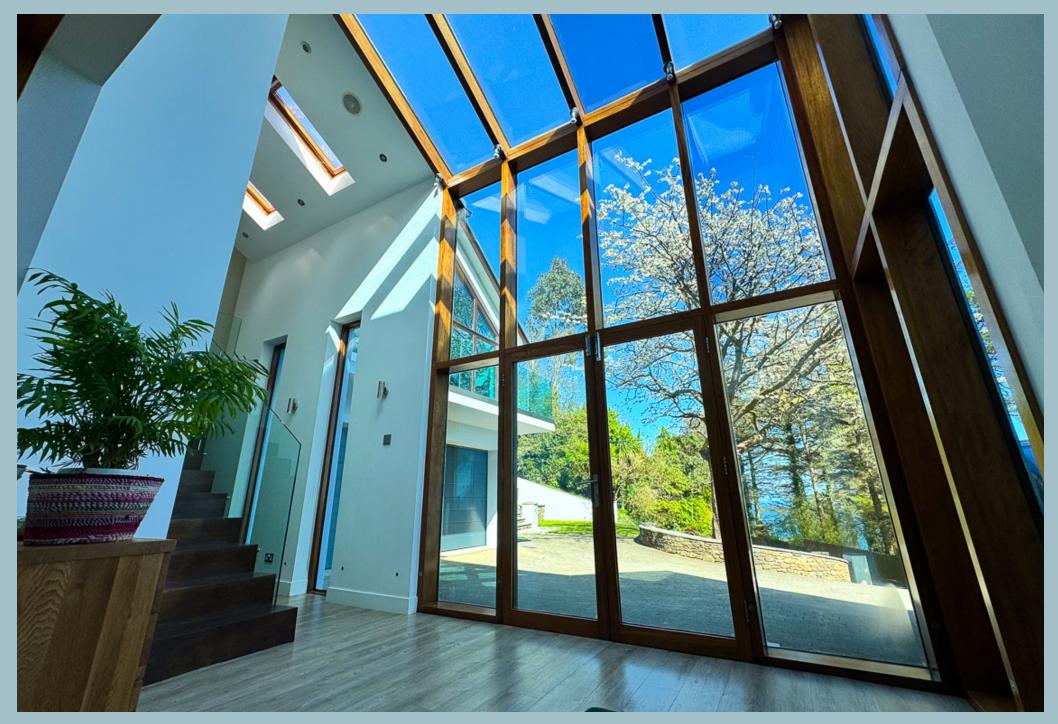


## THE LODGE FAIRY COTTAGE, LAXEY





# 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

Black Grace Cowley are delighted to be able to offer The Lodge in Laxey to the market, this stunning 6,000 sq.ft home is nestled in a small woodland setting with panoramic sea and coastal views towards the Cumbrian Hills.

A set of electric gates lead you onto a private block paved driveway, to which The Lodge can be found, situated in an elevated position offering stunning natural light throughout the property.

Upon entering the main residence, you are welcomed in via a large double height atrium style Entrance Hall which has stairs leading to the properties one Bedroom annexe. Large set of double doors taking you into the properties reception hall which has a bespoke glass balustrade staircase leading you up to the first floor, ground floor WC.

Off the Entrance Hall is a set of double doors to the left-hand side taking you into a dual aspect Living Room with two sets of patio doors leading out to the Sun Terrace with spectacular views out to sea. From the Living Room is a set of double sliding doors which open into the large family Kitchen/Dining area, this room can also be accessed from the Entrance Hall.







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.







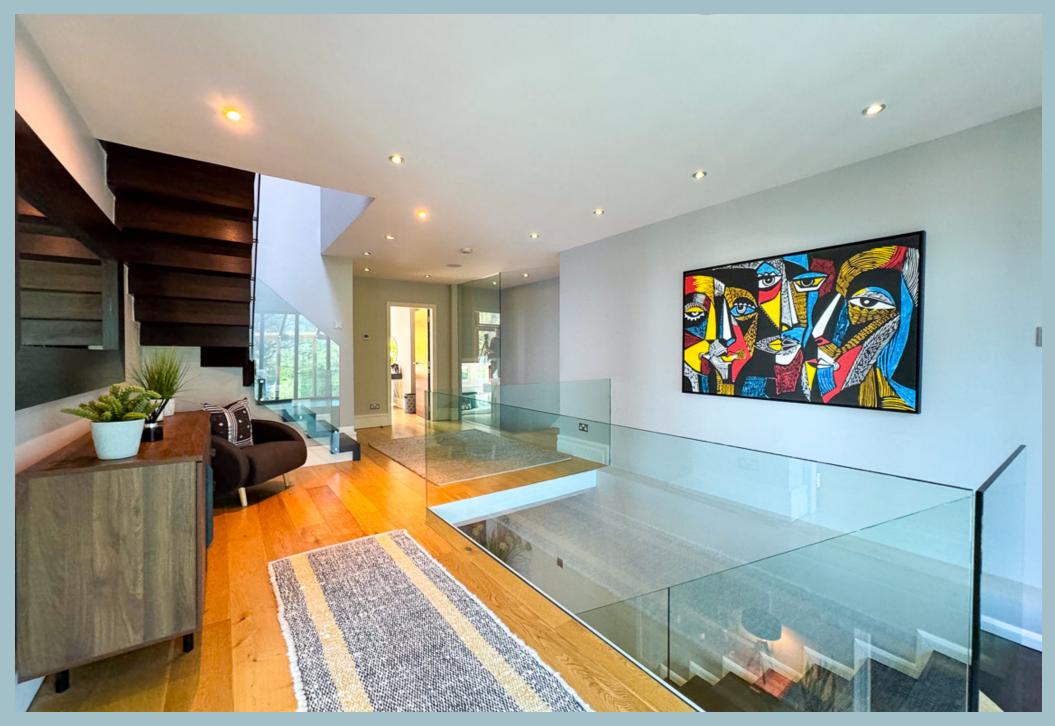




On the first floor is a large galleried landing space, off the landing is a set of double doors giving access into a first-floor Reception Room which has full height valuated ceilings, two sets of double doors leading out to a raised sundeck with spectacular views out to sea.

The Master Bedroom can be accessed off the landing and is situated to the rear of the property, large double Bedroom with its own private Terrace, spacious En-Suite with a walk in wet room style shower and large bath tub, dual aspect with sea views and own private Dressing Room. In addition to the master bedroom, off the galleried landing are Bedrooms 2 & 3, both of which have their own unique character and En-Suites.

Stairs leading up to the properties top floor which takes you up to Bedroom 4, a spacious attic style room with velux windows, good size En-Suite Shower Room, Storage, and a secret set of doors leading into a children's Play Area/Music Room.

























The self-contained one Bedroom apartment can be accessed off the atrium style Entrance Hall, with a galleried staircase and landing. Door into a large open plan Lounge/Dining area, the separate Kitchen is a modern contemporary style, with gloss black units, integrated appliances, and dual aspect windows. The living area has French doors out onto the sun terrace, which benefits from stunning sea views. Double Bedroom to the rear with modern En-Suite Bathroom. Also off the Entrance Hall is a separate Laundry Room and access into the properties integral double Garage.

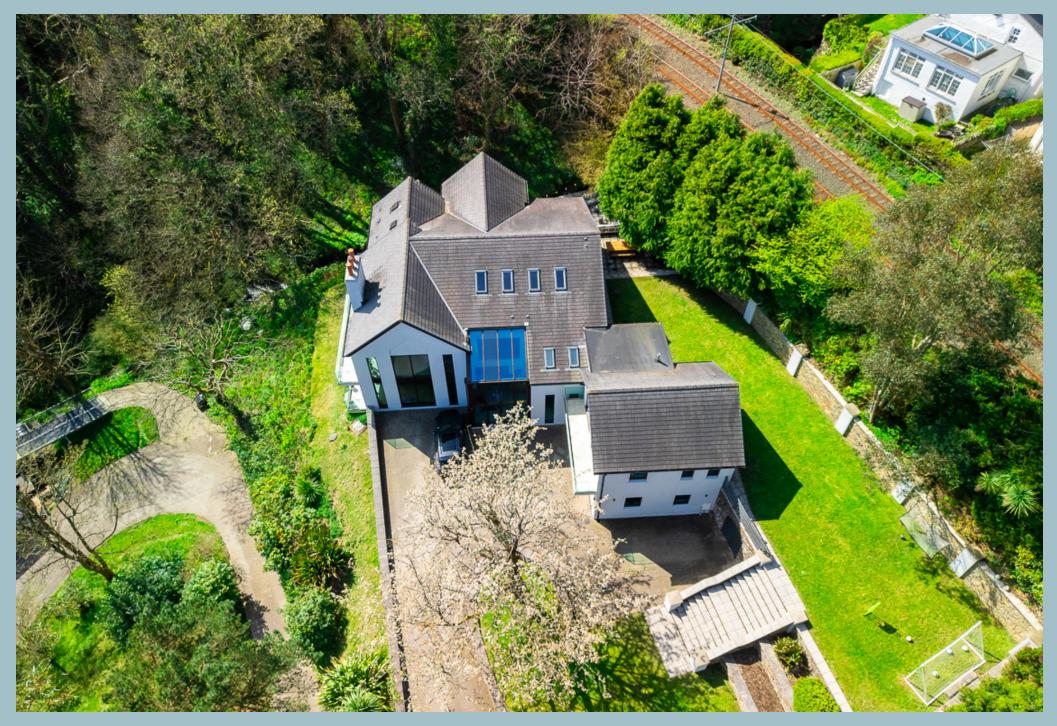
The property benefits from well designed landscaped grounds. In addition to the various sun terraces and balconies that are accessible directly from the main residence, there is a large flat lawned area, which is perfect for a children's play space, with raised retaining wall and mature shrub tree borders. Landscaped tiered gardens lead you back down to the driveway, via a central staircase.

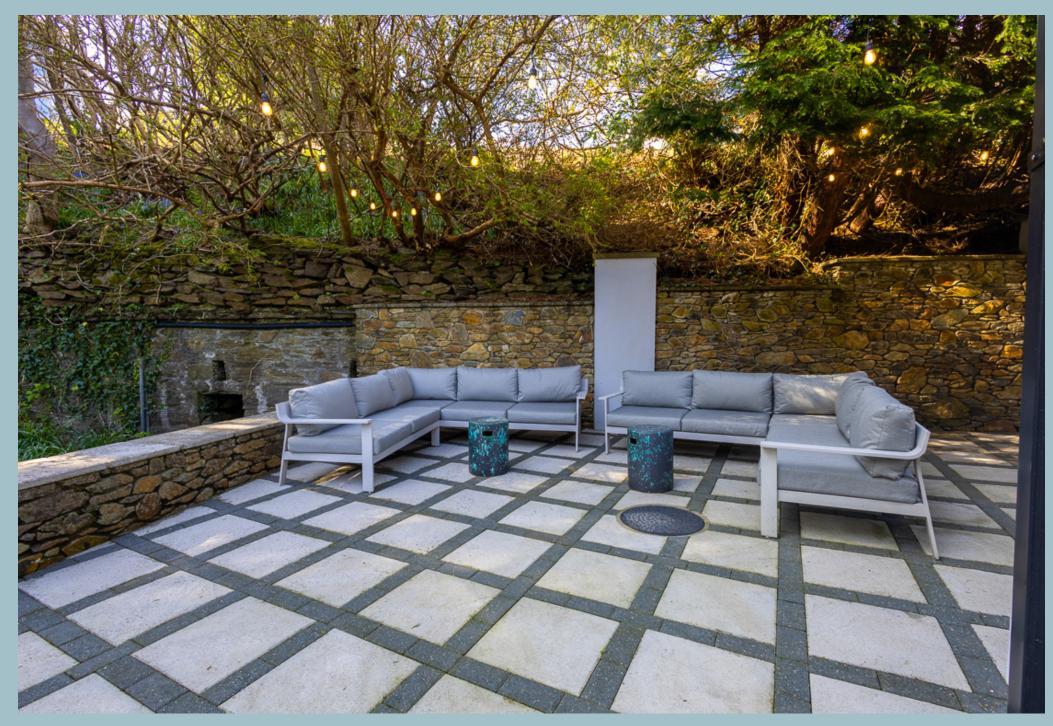
The Lodge is a spectacular modern home, furnished and designed by the current owners to give a Scandi feel. Viewing is essential to truly appreciate the abundance of natural light, stunning views and square footage on offer.

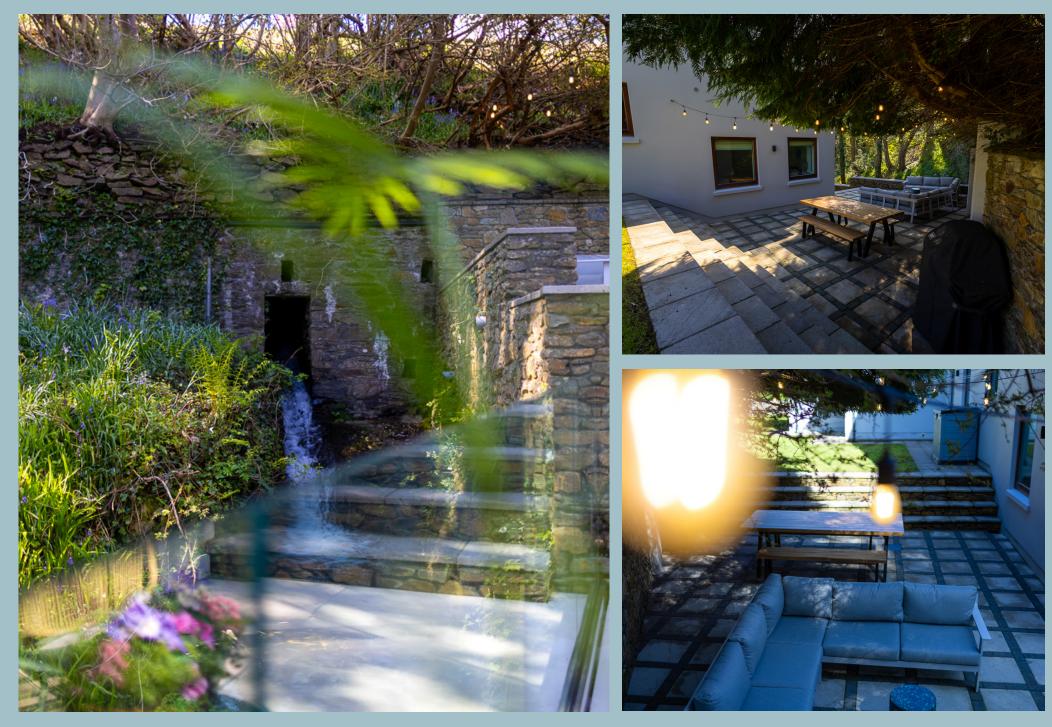


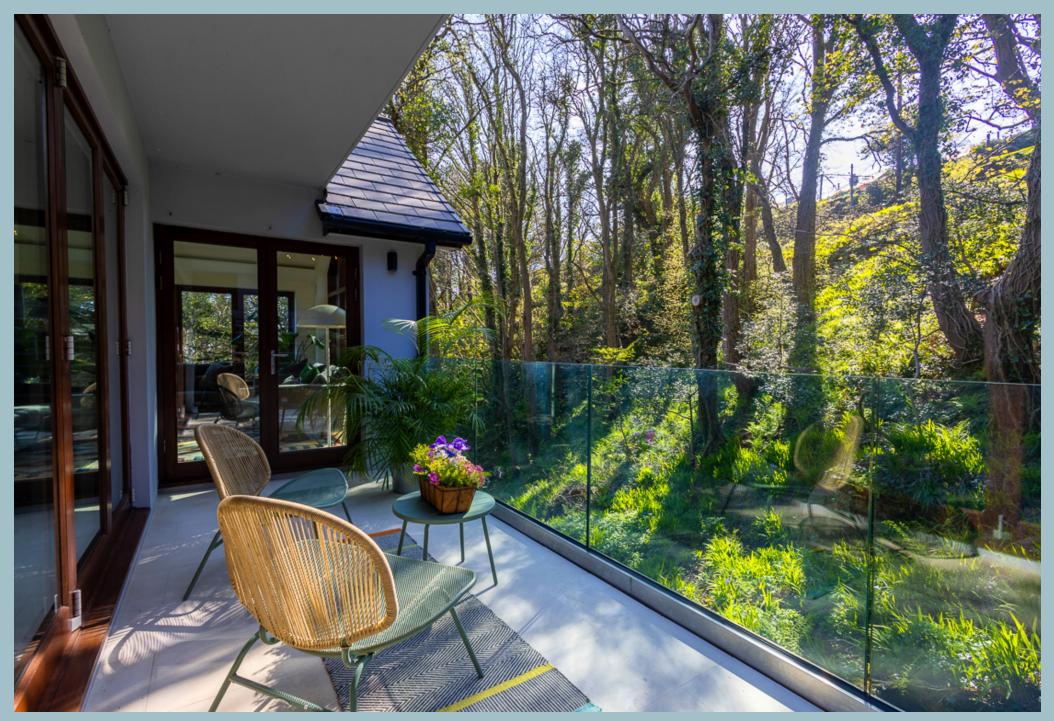






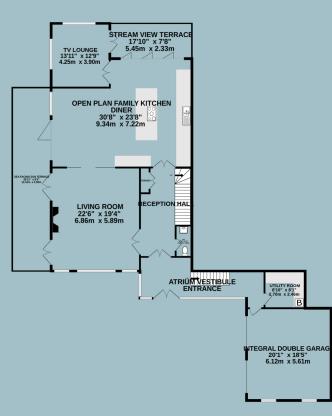




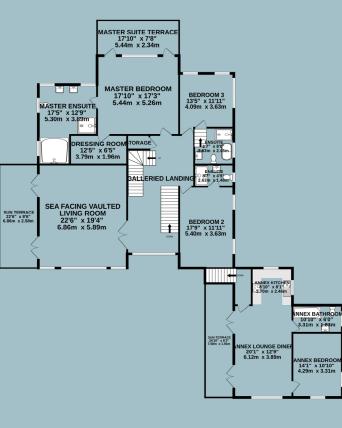




GROUND FLOOR 2114 sq.ft. (196.4 sq.m.) approx.



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. Made with Metropix ©2024

VIEWING Viewing is strictly by appointment only through the Agent.

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