



ASKING PRICE

£369,950



THE DETAILS



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Orry's Mount
Ramsey Road, Laxey
£369,950

call in today or visit www.blackgracecowley.com for more details

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













Orry's Mount, Ramsey Road, Laxey





PROPERTY DETAILS FOR

Orry's Mount, Ramsey Road, Laxey

THE DESCRIPTION

- Extended detached double fronted Manx cottage in Laxey
- Bursting with original character and period features throughout
- Within walking distance of Laxey School, Laxey Village and beach
- Close to local amenities including shops, cafes and restaurants
- 3 Reception Rooms, 3 Bedrooms and 2 Bathrooms
- Gas fired central heating and uPVC double glazing throughout
- Beautifully maintained rear gardens and stunning sea views
- Greenhouse, Storage Shed and Thie Veg
- Storage Garage

THE PROPERTY

Black Grace Cowley are delighted to offer Orry's Mount in Laxey to the market. This detached and extended double fronted Manx cottage sits in an elevated position with a Manx stone wall border to the front and steps leading up to the property's entrance and front patio area. Upon entering the property is an Entrance Lobby with carpeted stairs to the first floor, to the right hand side, is access into the Lounge, which has a feature fireplace and uPVC double glazed window to front aspect. Also off the Lobby is a door into the Dining Room, which is a spacious dining space with door giving access into the property's large Sun Room. From the Sun Room is a door into an Inner Lobby, which currently houses the tumble dryer but it does give access through to a ground floor Shower Room. The Shower Room has a walk in shower cubicle, wash hand basin, W.C. and uPVC double glazed window. From the Dining Room is a door into the fitted Kitchen which stretches from the front to the back of the property with dual aspect windows, the Kitchen itself has a range of fitted wall and base units with integrated appliances. To the rear of the Kitchen is an additional staircase that gives separate access up to the 3rd Bedroom if required.

Take the stairs to the first floor landing which leads to the Master Bedroom, which is triple aspect with 3 uPVC double glazed windows with stunning views out to sea across Laxey Bay towards Clay Head. Also off the landing is the Family Bathroom which comprises panelled bath, wash hand basin and W.C. Lastly, is access into Bedroom 2 which is another good sized bedroom with dual aspect windows both front and back of the room, to the rear, undoubtedly the best views from the property out to sea across the gardens and towards Clay Head. Bedroom 2 has fitted wardrobes and a door into the 3rd Bedroom, which again is a dual aspect room with plenty of natural light comfortably accommodating a double bed.

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From the 3rd Bedroom is a door to the rear that gives access to the cottage itself, externally there's a patio area to the front. Garage with an up and over door, this is a slightly smaller than standard single garage, but perfect for, storing motorbikes or bicycles. There's a side gate from the front patio giving access around to the rear. The rear gardens have been beautifully maintained by the current vendor, with an array of mature shrubs, tree lined borders, manicured lawns, 2 good sized patio areas, one elevated just to the side of the Sun Room with spectacular views, the second to the bottom end of the garden, again with stunning sea views. Greenhouse, Storage Shed and original Thie Veg (does require some attention).

Orry's Mount benefits from uPVC double glazing throughout and gas fired central heating system. The property is full of original character and does offer stunning views and plenty of natural light throughout. Within walking distance of Laxey School, as well as the beach and Laxey Village itself with its many cafes, restaurants and amenities.

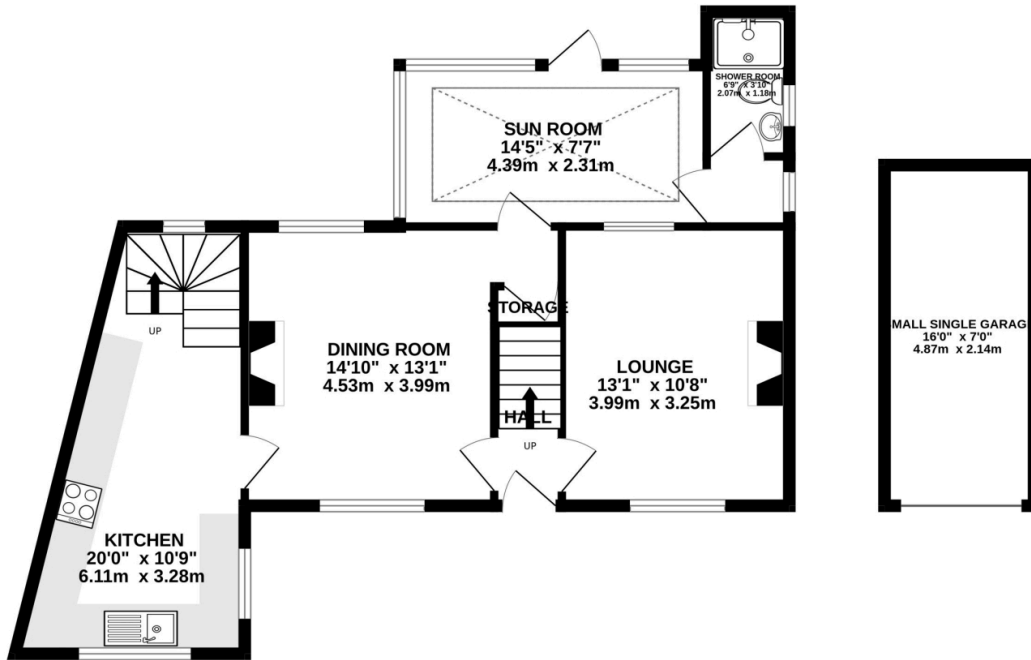
Viewing highly recommended.

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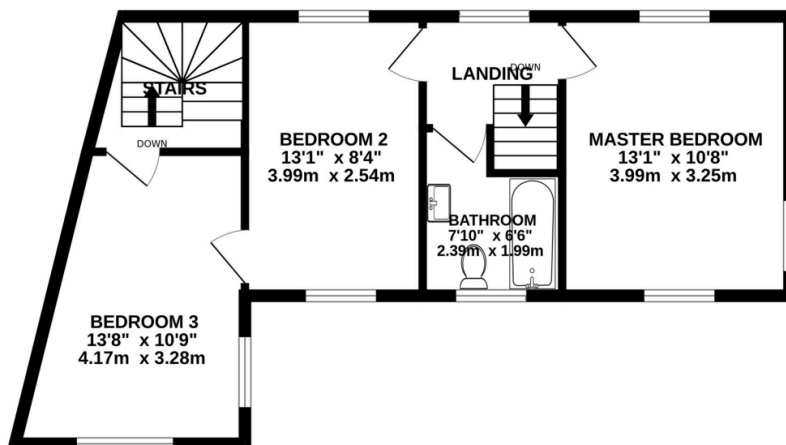
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FLOORPLAN

GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 1247 sq.ft. (115.9 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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