



ASKING PRICE

£499,950



## THE DETAILS



4



2



2



Wheel View

Wheel Hill, Laxey

£499,950

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







# Wheel View, Wheel Hill, Laxey



# Wheel View, Wheel Hill, Laxey



## THE DESCRIPTION

- Unique opportunity to purchase an iconic property in Laxey, directly opposite Lady Isabella
- Extended Manx Cottage within the Laxey Hill conservation area
- 3/4 Bedrooms, 2 bathrooms
- 2 Reception Rooms, Contemporary style Modern Kitchen Breakfast Room
- External Boiler Room, Workshop
- Tiered gardens, eventually becoming riverside at the lower levels
- Spectacular Views of the Laxey Wheel from several rooms within the property and the property's gardens
- Off street parking for one vehicle
- uPVC double glazed, Oil fired central heating
- No onward chain

## THE PROPERTY

Black Grace Cowley are delighted to offer this truly unique opportunity to purchase one of the most iconic homes in Laxey. Wheel View is the last Manx cottage located on Wheel Hill on the right-hand side just before you approach the Lady Isabella Laxey Wheel. The Laxey Wheel provides a stunning backdrop for this double-fronted extended Manx cottage, which is situated in an elevated position with spectacular views from all sides of the home. Entering the property via the large entrance porch with a composite door and double glazed windows to either side. The porch gives access into a large double fronted lounge with uPVC double glazed windows to the front aspect, from the lounge area there's carpeted stairs to the first floor and a door with carpeted stairs leading down to the lower ground floor. From the living room there is access into the recently modernised kitchen breakfast room, fitted with a range of contemporary style, high gloss wall and base units with granite effect worktops. A large breakfast bar and integrated appliances. A double glazed door gives access out to a private south-facing terrace. Accessible off the kitchen is the ground floor shower room, fitted with a corner shower cubicle, WC and wash hand basin. Finally on the ground floor of the property from the kitchen area, there's two doors giving access to a dining room that forms part of the extension to the property. The dining room is a dual aspect living space with a stunning full height picture window with views across Laxey and additional double glazed windows looking towards the Salmon Lake. A set of French patio doors provide access out onto the terrace. Taking the stairs to the first floor, the landing has a double glazed window with views towards Laxey Wheel and provides access into two excellent sized bedrooms both with uPVC double glazed sliding sash windows with views towards the Tramline leading up to Snaefell.



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Taking the stairs from the lounge, down to the lower ground floor there is a lower landing which is currently used as a study space and dressing area. From here, a door leads into the lower ground floor family bathroom, which has been modernised to a good standard, and fitted with a large corner bathtub, wash hand basin and WC. From the lower landing, a door provides access into the master bedroom, which is a large room with two double-glazed windows looking onto Laxey Wheel. There's a door from the master suite into the fourth bedroom, currently used as a home office on the lower level with dual aspect windows and stunning rural views towards the Laxey River. Lastly off the master bedroom, there's another door which leads into a utility room, which stretches almost the full length of the extension and has plenty of storage space plus space and plumbing for a washing machine and tumble dryer, and access out to the gardens.

Externally to the front of the house is off street parking for one vehicle. The garden is tiered from the Manx cottage downwards, there are several seating areas attracting the sun as it wraps around Wheel View, several patio areas, mature shrub borders and eventually the lower level does side onto the Laxey River. In addition to the garden is an external boiler room, which houses an oil fired central heating boiler and pressurized hot water cylinder and a sink and drainer. From the boiler room, is access into a large workshop space, which has two double glazed windows looking onto the properties rear gardens.

Wheel View is situated within a stunning position, making it a truly unique opportunity. The property has been owned by the current vendors for the past 46 years. To appreciate this gem of a house please call Black Grace Cowley to arrange a viewing.

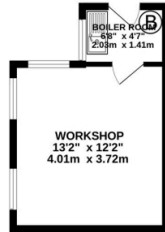
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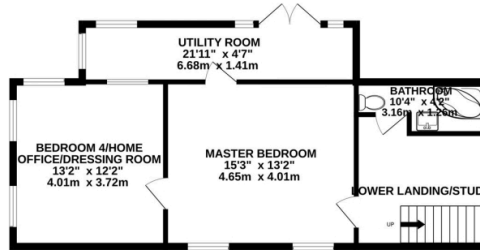


# FLOORPLAN

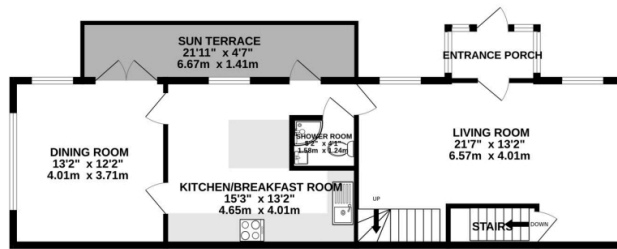
OUTBUILDINGS  
191 sq.ft. (17.6 sq.m.) approx.



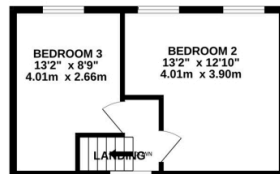
LOWER GROUND FLOOR  
599 sq.ft. (55.3 sq.m.) approx.



GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 1749 sq.ft. (162.5 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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