

## POYLLDOOEY HOUSE

RAMSEY





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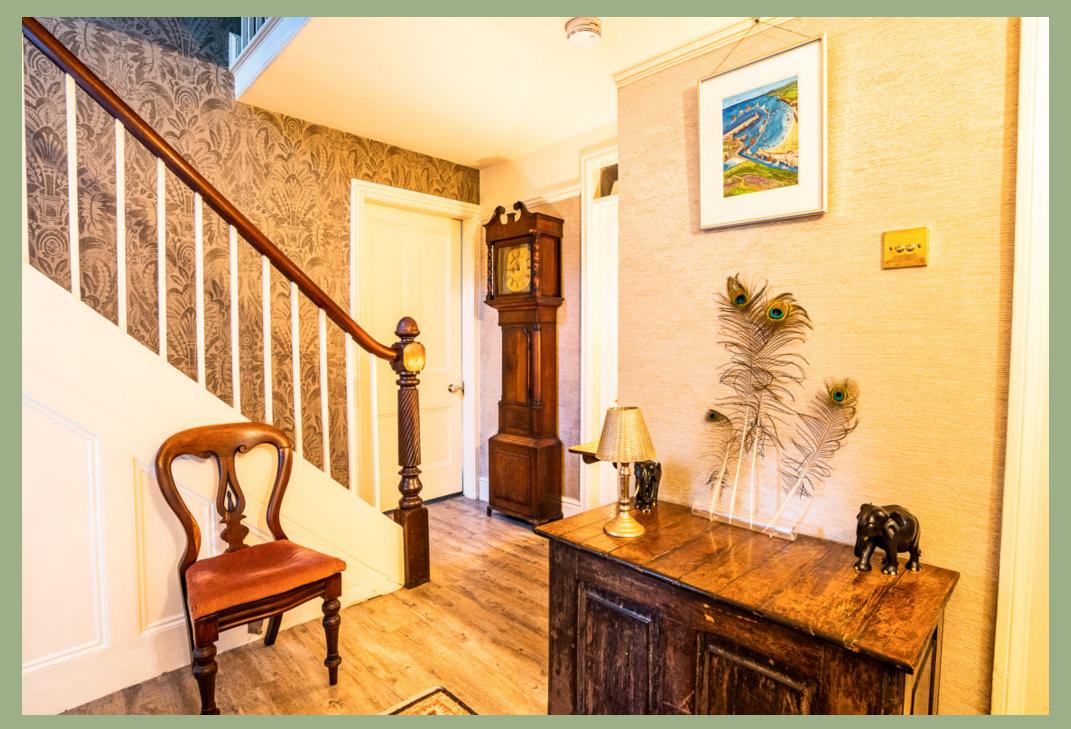
# POYLLDOGEY HOUSE

- A private and secluded double-fronted period property, set in an idyllic secluded location within a nature reserve
- 4 Reception Rooms, including Dining Room and Orangery
- Bespoke Hand-painted period country house Kitchen complete with electric
   AGA, Utility Room, W.C
- Master Bedroom with stylish En Suite, built-in wardrobes and wisteria-clad cast iron balcony overlooking the gardens
- 5 further Bedrooms and 2 Bathrooms
- Front and rear lawned gardens, formal rose garden, potager garden with a 'Hartley Botanic' greenhouse and wildlife pond
- Oil-fired central heating, solar panels to boost hot water, EV charging pod and fibre broadband

A particularly attractive, detached period family home nestled in extensive private gardens and grounds in the idyllic Poylldooey nature reserve, on the outskirts of Ramsey, the Island's main town in the north. This double-fronted home is accessed via a private 'in-out' driveway and provides extensive accommodation to include six bedrooms, four reception rooms, three bathrooms and a stunning yet traditional farmhouse kitchen. The house has been tastefully modernised and extended over the years, retaining its period features throughout. It has been beautifully decorated and is presented to the highest standards.

The vendor has recently lime-rendered the exterior walls, whilst interior decor has been maintained to a high standard throughout. A spacious Amdega orangery was added in 2008. Adjoining is a well-appointed hand-painted period country house kitchen, complete with an electric AGA, an array of units and granite worktops plus well-fitted pantry. The utility room is fitted with further bespoke units and leads off from the kitchen. Additionally, there is a formal living room, cosy family sitting room and wonderful separate dining room with bay window and large inglenook fireplace.

Upstairs, the bedrooms are spacious and well presented. The bathrooms too have been meticulously finished to the highest of standards. The master bedroom is particularly impressive with a stylish ensuite, built-in wardrobes and storage, and a wisteria-clad cast iron balcony overlooking the rose garden and lawns.







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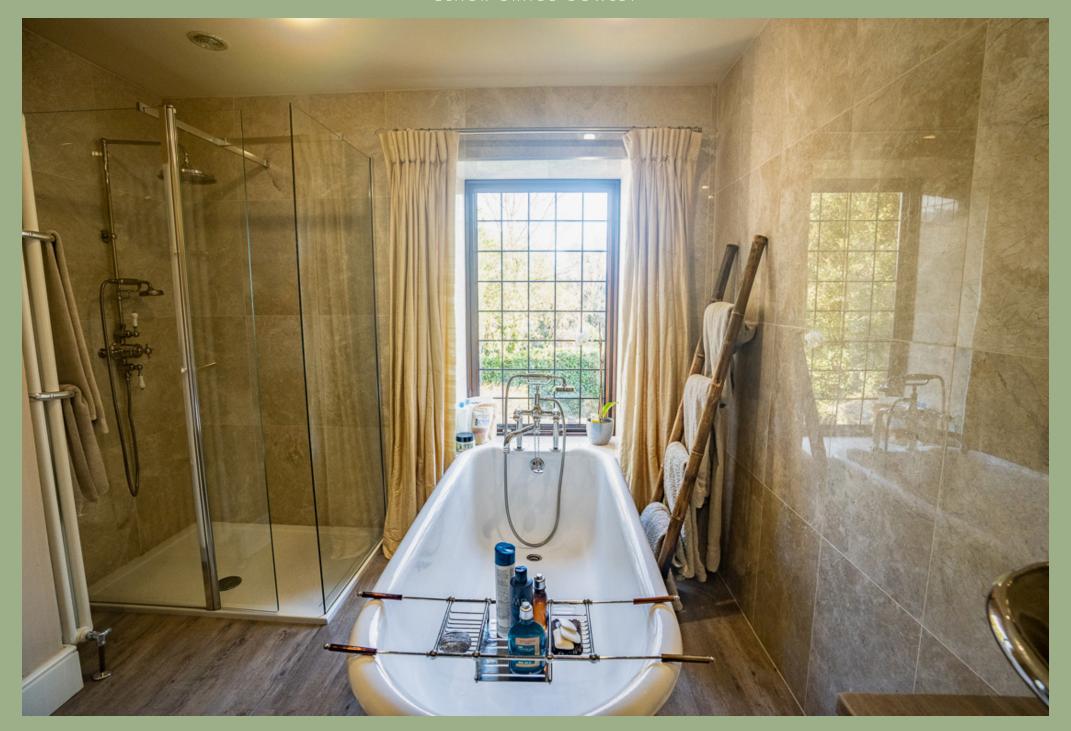
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#### BLACK GRACE COWLEY







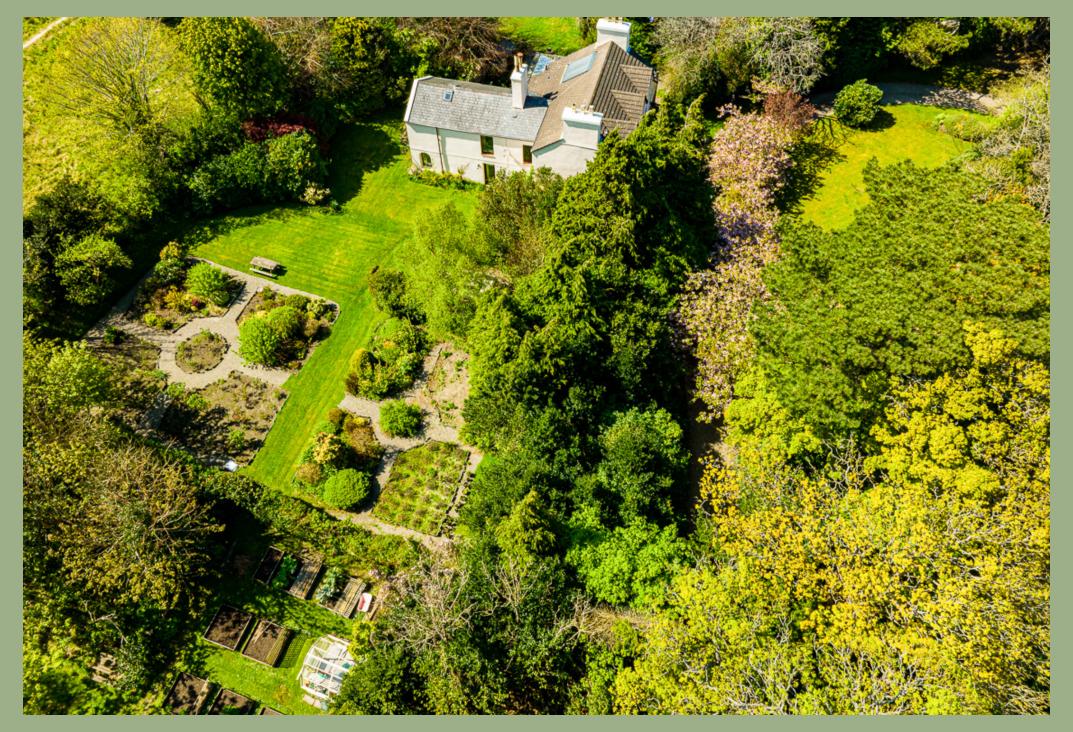
#### BLACK GRACE COWLEY

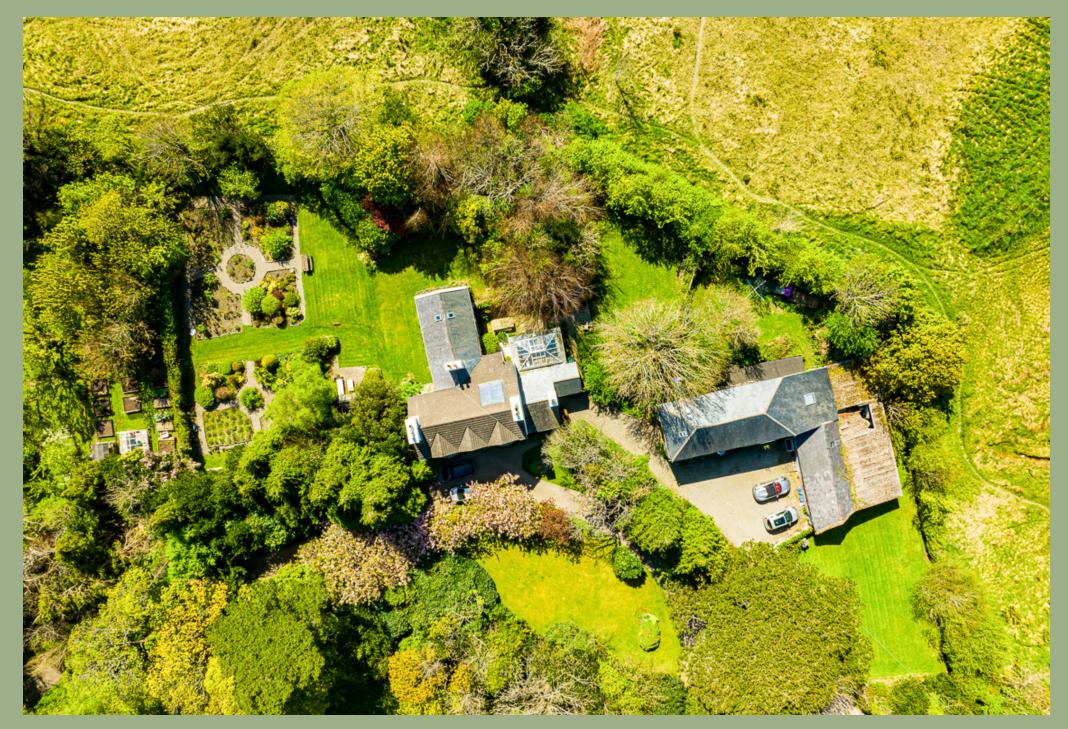
Externally, the grounds are well laid out, planted with mature shrubs and trees and provide an enjoyable place to spend time. In addition, there is an approximately 4,000 sq.ft traditional-built barn complex, accessed via a separate driveway, this space offers a wide range of potential uses including garaging, workshop, storage, games room, gym, home cinema.

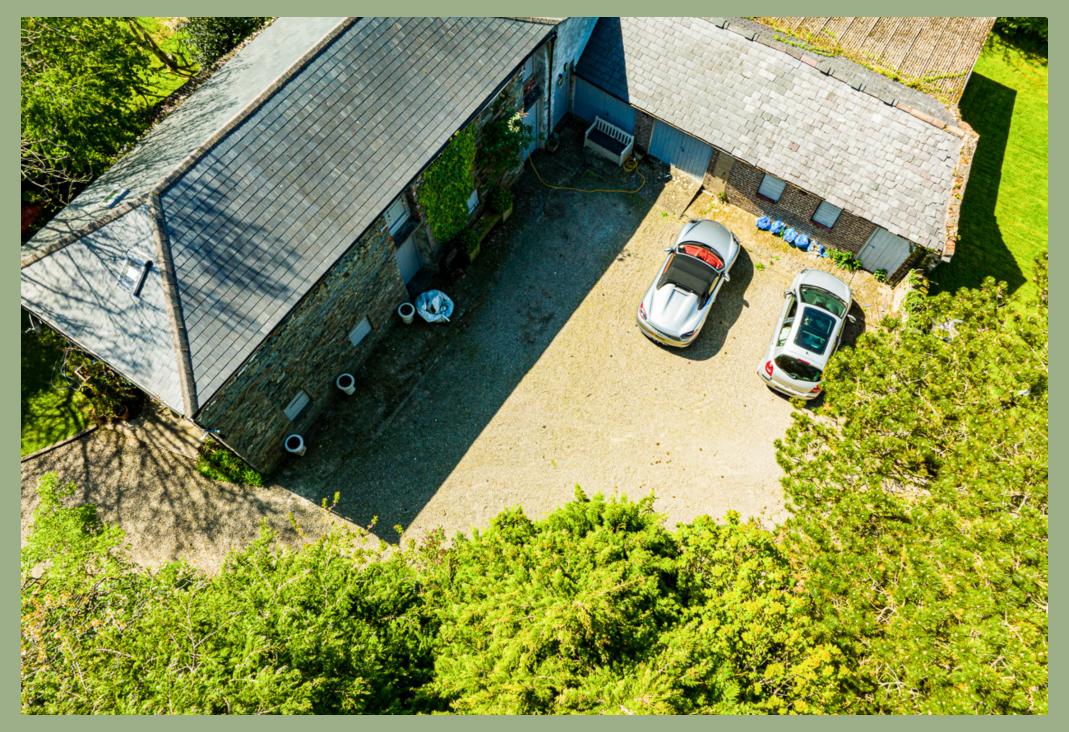
Viewing of this fine property is highly recommended.











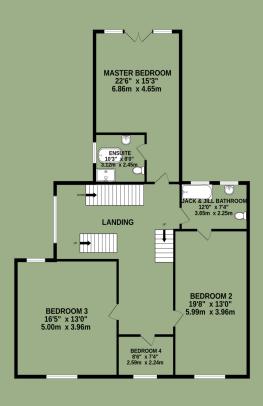






GROUND FLOOR 1688 sq.ft. (156.8 sq.m.) approx. 1ST FLOOR 1329 sq.ft. (123.5 sq.m.) approx. 2ND FLOOR 515 sq.ft. (47.8 sq.m.) approx.







### TOTAL FLOOR AREA: 3532 sq.ft. (328.1 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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