

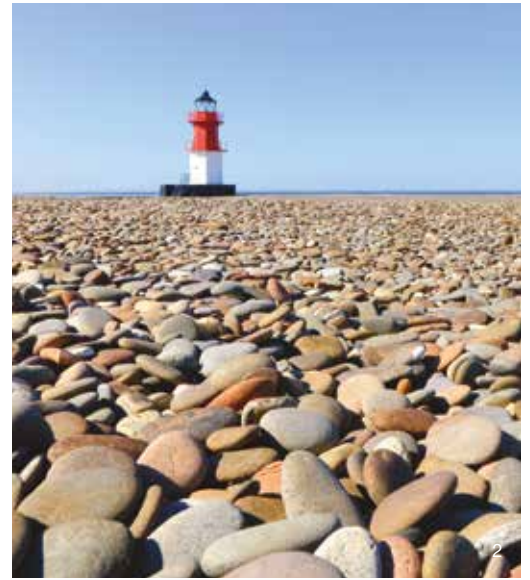
GRAND ISLAND

ISLE OF MAN

AN EXCLUSIVE DEVELOPMENT OF 9 LUXURY
HOMES SITUATED IN A PRIVATE & SECLUDED
AREA OF RAMSEY

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1. Appreciate a blissful walk along Queen's Pier
2. Take a trip to the Lighthouse at the Point of Ayre
3. Take advantage of the Isle of Man's many excellent golf courses
4. Take pleasure in a lovely afternoon stroll along the promenade

LIFESTYLE: THE BEST OF BOTH WORLDS

This exclusive development of 9 large detached executive homes is set in a private and secluded area of Ramsey.

Designed to meet the needs of modern living, stylish, light and spacious they have been built to a very high specification with great attention to detail.

If you aspire to live in a beautiful home in a wonderful location these homes are for you.

Conveniently located for accessing the many amenities that Royal Ramsey has to offer, these properties are suited to all age groups and anyone who dreams of enjoying a great quality of life within a beautiful and safe environment.

This intimate collection of 9 homes reflects and celebrates our passion for delivering quality and our absolute pride in what we do.



1. Enjoy quiet walks in the beautiful unspoilt countryside
2. Capture the panoramic views of the stunning mountains
3. Take a trip across the famous Isle of Man Steam Railway
4. Make memories with the whole family at Mooragh Lake

LOCATION: BEAUTY AT EVERY TURN

Located in Royal Ramsey in the unspoilt Isle of Man these homes offer a private and secure location set above sweeping Ramsey Bay – recently designated a Marine Nature Reserve. The island boasts a perfect combination of coastal escape and wonderful landscape. Known for its wide beaches and stunning night skies the North of the island offers its residents space to breathe and to enjoy life to the full.

With under 8,000 residents Ramsey has it all, space in abundance but plenty of activities too, whether it is a stroll

GUIDE TO DISTANCES

Ramsey Town Centre	0.5 miles
Ramsey Golf Club	0.6 miles
Curraghs Wildlife Park	6.3 miles
Douglas	15.6 miles
Peel	16.1 miles
Stoney Mountain Plantation	20.1 miles
Isle of Man Airport	23.7 miles

along the promenade, harbour or Mooragh Park and Lake; a drink in one of the local pubs or meal in one of the towns many restaurants; a game of tennis, bowls or bowling; playing a round of golf or enjoying a game of rugby, football or hockey or swimming in Ramsey's swimming pool, it is all here ready to be enjoyed.

Beautiful Beaches, Wonderful Wildlife and Stunning Skies are just waiting for you.



DEVELOPMENT: 9 LUXURIOUS FAMILY HOMES

THE LHEN

Bedrooms: 5
Living Area: 346.5m²/3,730ft²
Plot: 6

AVAILABLE

THE CRANSTAL

Bedrooms: 5
Living Area: 380.25m²/4,093ft²
Plots: 4 & 5

COMING SOON



EXTERIOR:

- Remote controlled electric roller shutter garage doors
- Thermally efficient insulated cavity walls with sand/cement render, natural slate stonework and cast stone quoins
- Timber close boarded fencing to boundaries
- White cast iron effect guttering and downpipes
- GRP composite entrance door
- Secure, A- rated triple glazed UPVC windows
- Front and rear garden area with non-slip natural paving to pathways and patio
- Block paved driveways
- Bay windows with concrete hanging tile feature
- External balcony with GRP composite decking, frameless safety glass and exterior grade stainless steel hand railing
- Fibre to the Property



INTERIOR:

- Traditional oak staircase and balustrading
- Solid Oak veneered doors with chrome furniture
- White satin gloss moulded architraves and skirting
- Walls and ceilings finished with 3 coat Matt emulsion
- High gloss porcelain tiles to hallway, utility, kitchen/dining and family area
- Coved ceilings

KITCHEN:

- Fully fitted contemporary kitchen with Graphite Shaker style doors and white marble worktops.
- White quartz work surfaces
- Appliances include: oven and combination oven, warming drawer, induction hob, dishwasher, wine cooler, full height fridge and separate freezer.
- Feature canopy with extractor hood and LED lighting
- Quooker boiling tap

SPECIFICATION: ELEGANCE & QUALITY THROUGHOUT

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BATHROOMS:

- Roca vanity units with storage drawers and mirrors above
- Full height porcelain/ceramic tiling to walls
- Porcelain/ceramic floor tiling
- Chrome finished heated feature towel rails
- Underfloor heating
- A mixture of wall hung toilets with concealed cisterns and back to wall toilet pans
- Shaver points to all sinks
- Large walk in showers with Roca shower systems
- Free standing baths with floor mounted taps



HEATING, ELECTRICAL & LIGHTING

- Brushed chrome power sockets and light switches
- Pendant lighting to all living and family areas, hallways, study and bedrooms
- Economical, Eco friendly air source heat pump central heating and hot water system - with zoned under floor heating to ground and first floor

- LED lighting to kitchen/dining, utility and bathrooms
- Neo heatmiser Smart controls and Neo Hub

SECURITY:

- Alarm system can be linked to personal app
- Lockable windows
- Secured by Design GRP composite front door
- Mains linked smoke and fire protection
- Integrated wired security system

WARRANTY:

- 10 year Protek structural warranty

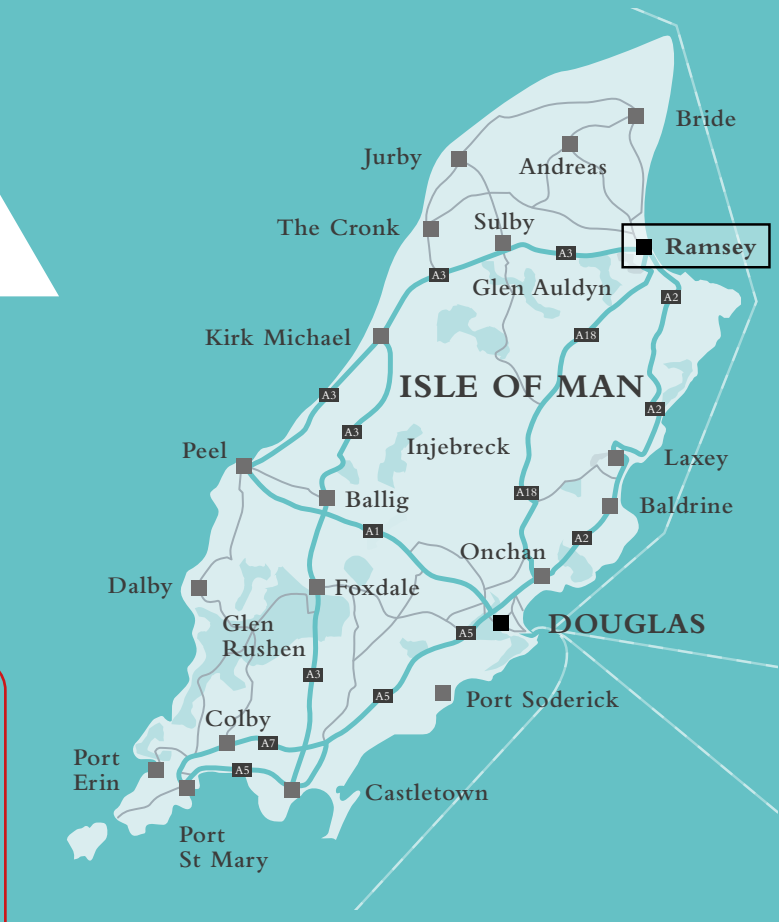
TENURE:

- Freehold
- Vacant possession on completion

HOW TO FIND US:

POSTCODE: IM8 3UN

From Douglas take the A18 Mountain Road to Ramsey. Continue straight ahead as the road becomes the A9 Bowring Road. As you pass the Grove Museum on your left take a right turn onto the A10 Bride Road. Drive past The Vollan and you will find your new home on your right.



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