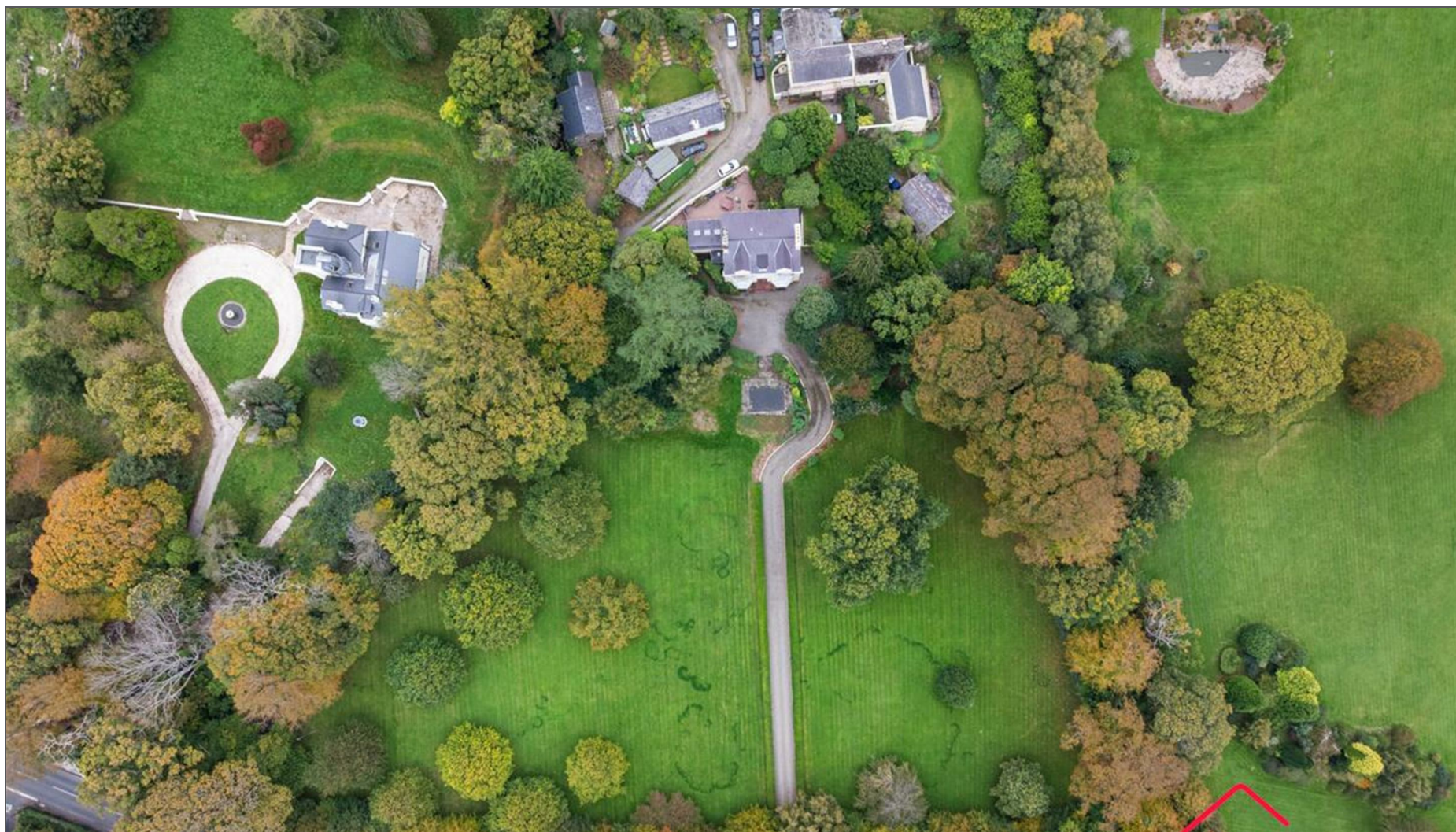




Glentramman Mansion House Lezayre, Ramsey, Isle Of Man,
IM7 2AP

Asking Price £1,195,000

- Period Manor House set in elevated grounds
- Study, Wine Room and Boiler Room/ Laundry Room
 - Two storey detached former Gym and Dojo
- Landscaped lawns with Pond which extend to approx. 4 Acres
- Porch, Entrance Hall, Cloakroom WC
- 7 Bedrooms, 3 Bathrooms (1 En-suite)
 - Stable plus storeroom
- 4 Reception Rooms, Breakfast Kitchen
- One double detached garage, two single garages
 - Sun drenched terrace



DeanWood are pleased to present Glentramman House, a period manor house occupying an elevated position on the outskirts of Ramsey. Set within approximately 4 acres of established grounds, the property enjoys a private setting with mature gardens and a gated driveway leading to the house.

The accommodation begins with a porch opening into the entrance hall. To one side is a dual aspect lounge with a bay window and feature fireplace, leading through to a snug overlooking the rear garden. A separate dining room also benefits from a bay window and feature fireplace. The ground floor further comprises a cloakroom WC, an ante room and a traditional breakfast kitchen fitted with country-style units, enjoying dual aspect windows and roof lights. A staircase leads to the basement, providing a study, wine cellar/store, boiler and laundry room, together with additional storage space.

The first floor offers three generous double bedrooms, including a principal bedroom with en-suite bathroom. A family bathroom serves this floor, while the second floor provides four further bedrooms, three of which are doubles, along with an additional bathroom.

Outside, the grounds include mature trees, shrubs, lawned gardens and a pond. There is also one double detached garage, two single garages, a separate two-storey former gym and dojo, a stable with adjoining store, and a sun-drenched terrace.

The property retains a number of original period features and offers flexible accommodation in a convenient location. Ramsey is approximately five minutes away by car, with Douglas around 30 minutes away and Castletown, the Airport, King William's College and The Buchan School all within approximately 40 minutes' drive.









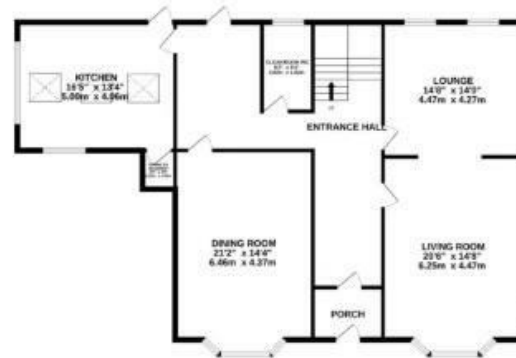




BASEMENT
894 sq.ft. (83.1 sq.m.) approx.



GROUND FLOOR
1451 sq.ft. (134.8 sq.m.) approx.



1ST FLOOR
1218 sq.ft. (113.2 sq.m.) approx.



2ND FLOOR
1149 sq.ft. (106.8 sq.m.) approx.



TOTAL FLOOR AREA : 4713 sq.ft. (437.8 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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