



Broadlands Churchtown, Lezayre, Ramsey, IM7 2AN
Asking Price £549,950



- 3-bedroom bungalow set within a generous ½ acre plot in Lezayre
- Large L-shaped attic offering excellent storage and future potential
- Expansive gardens with lawns, mature planting, and decking for outdoor living
- Planning permission in place to extend upwards, plus recent new slate and flat roofs (2025) with 10-year warranty
- Bright living room with newly installed log burner plus study/reception room with open grate fireplace
- Situated just 5 minutes drive from Ramsey Town Centre



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Set within a generous ½ acre plot in the peaceful village of Churchtown, Lezayre, Broadlands is a delightful three-bedroom bungalow offering privacy, charm, and space in abundance. Surrounded by mature gardens and countryside views, the property enjoys a tranquil setting while remaining only a short drive from Ramsey.

The gardens are a true highlight, with sweeping lawns, established planting, and a variety of spaces perfect for relaxation or outdoor entertaining. A generous decked area provides the ideal spot for summer dining, while a custom-built 4m x 7m Polycrub polytunnel—engineered to withstand winds of up to 125 mph—makes year-round growing possible, appealing to the keen gardener. The grounds wrap around the property, creating a strong connection to nature and plenty of scope for landscaping.

Inside, Broadlands is bright and welcoming. The living room features a newly installed log burner, providing a cosy focal point, while a second reception room/study with an open grate fireplace adds further versatility. The accommodation includes three bedrooms, a well-planned kitchen with dining area, a family bathroom, and a convenient separate hallway toilet. Almost the entire property was updated with LVT flooring in 2021, ensuring a stylish and durable finish throughout. Above, a large L-shaped attic spans much of the property, offering excellent storage and future potential.

Importantly, the home comes with planning permission to extend upwards, allowing buyers to create an executive family home of scale and presence if desired. Recent upgrades include a new slate roof and flat roof to the rear extension (2025), both covered by a ten-year warranty, offering peace of mind for years to come.

Practical features include a garage (marked on the floor plan), ample driveway parking, and generous outdoor space that makes Broadlands suitable for a wide range of buyers.





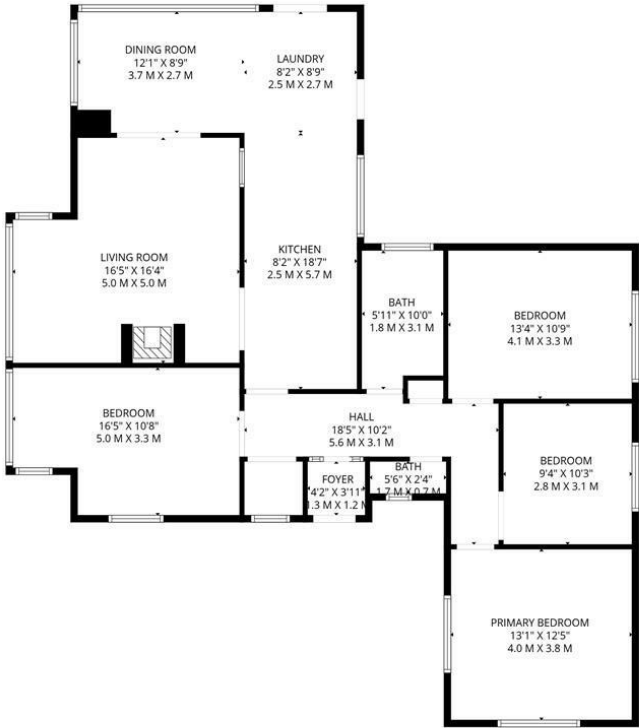












TOTAL: 1390 sq. ft, 129 m2
FLOOR 1: 1390 sq. ft, 129 m2
EXCLUDED AREAS: WALLS: 98 sq. ft, 9 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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