



The Evergreens South Cape, Laxey, Isle Of Man, IM4 7JB
Asking Price £565,000

- Substantial extended home exceeding 3,000 sq ft of accommodation
- Large plot with elevated position overlooking Laxey Bay and sea
- Requires modernisation but offers exceptional scope to enhance and add value
- Highly flexible layout with five to six reception rooms
- Five double bedrooms, two bathrooms and additional first floor sitting room
- Double garage to lower ground floor and driveway parking
- Generous rear garden with mature planting and access to both sides



The Evergreens is a substantial and extended family home, exceeding 3,000 sq ft, set within a generous plot in an elevated position enjoying far-reaching views over Laxey Bay and the sea. Located on South Cape, the property offers excellent access to local amenities, the village and the beach, making it ideally placed for family living in a sought-after coastal setting.

While the property requires modernisation throughout, it presents an exceptional opportunity for a purchaser to create a truly outstanding home. The scale of accommodation, combined with the size of the plot and its position, offers significant potential to enhance, reconfigure and add value.

The ground floor provides extensive and flexible living space, with five to six reception rooms offering a variety of uses including formal and informal living areas, dining space or home working. There is also a kitchen, bathroom, utility room and a spacious reception hallway. To the first floor are five double bedrooms, two bathrooms and an additional sitting room which enjoys attractive views across the bay. The lower ground floor includes a double garage.

Externally, the property sits on a large plot with a driveway and off-road parking to the front. To the rear is a good-sized garden with mature trees and shrubs, offering privacy and excellent outdoor space, with access around both sides of the property.

The Evergreens is a rare opportunity to acquire a home of this size and plot in such a prime location. Although in need of updating, it offers huge potential to be transformed into an exceptional coastal residence.



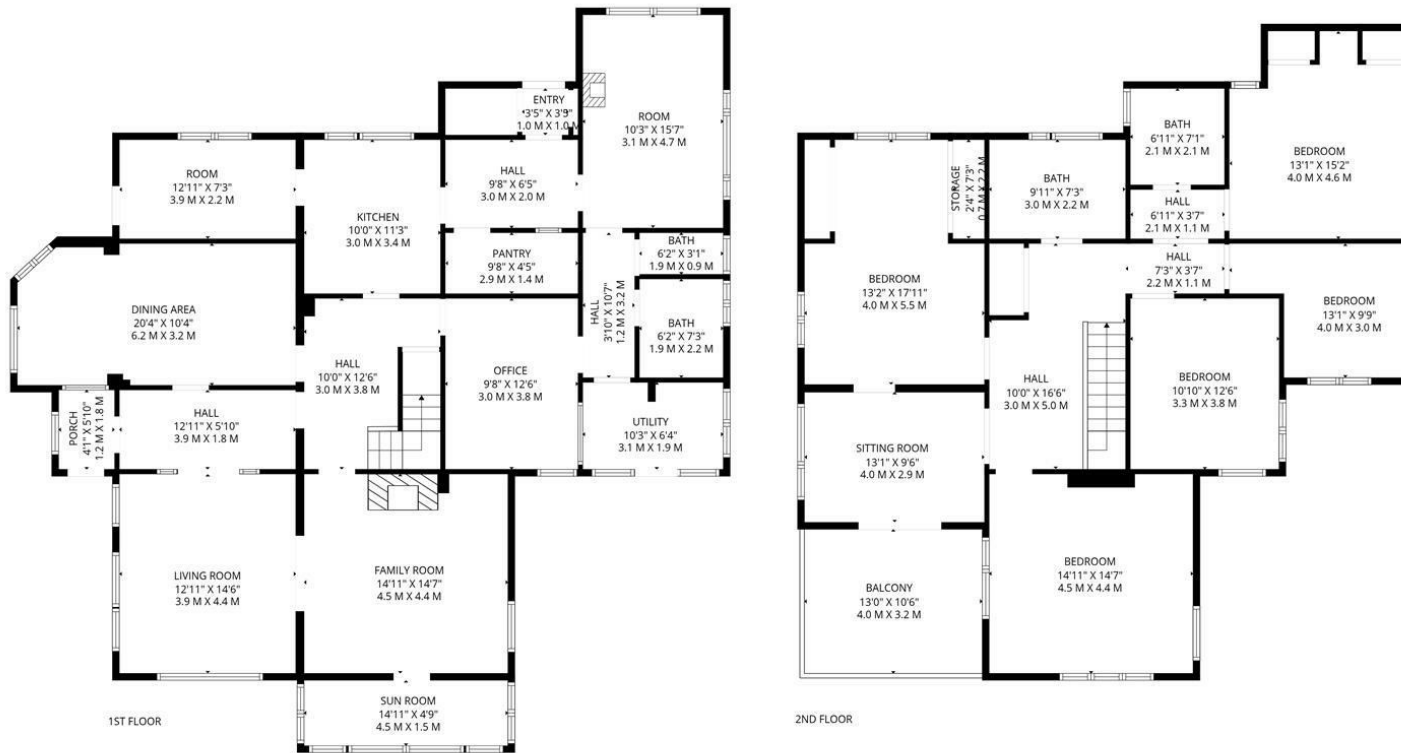












TOTAL: 3035 sq. ft, 282 m2

1st floor: 1661 sq. ft, 154 m2, 2nd floor: 1374 sq. ft, 128 m2
EXCLUDED AREAS: UTILITY: 65 sq. ft, 6 m2, PORCH: 24 sq. ft, 2 m2, TOILET: 19 sq. ft, 2 m2,
UNDEFINED: 18 sq. ft, 2 m2, STORAGE: 17 sq. ft, 2 m2, BALCONY: 137 sq. ft, 13 m2,
WALLS: 204 sq. ft, 19 m2

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



DOUGLAS

37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF

T 01624 620606

F 01624 677363

E info@deanwood.co.im

CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET CASTLETOWN
ISLE OF MAN IM9 1LF

T 01624 825995

F 01624 825996

E castletown@deanwood.co.im

RAMSEY

LEZAYRE HOUSE
87 PARLIAMENT STREET
RAMSEY ISLE OF MAN IM8 1AQ

T 01624 816111

F 01624 816588

E ramsey@deanwood.co.im

These particulars are for information purposes only. They do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact. Neither the vendor nor DeanWood Agencies Limited ('the firm'), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

FOR MORE PROPERTIES VISIT OUR WEBSITE @ **deanwood.im**