



ASKING PRICE

£1,250,000



## THE DETAILS



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4



2



Spindrift

6 Grand Island, Ramsey

£1,250,000

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e: [hello@blackgracecowley.com](mailto:hello@blackgracecowley.com) | w: [blackgracecowley.com](http://blackgracecowley.com) | t: +44 (0) 1624 645555

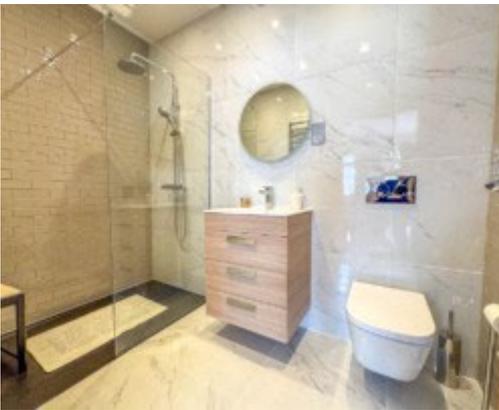
a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD













# Spindrift, 6 Grand Island, Ramsey



# Spindrift, 6 Grand Island, Ramsey



## THE DESCRIPTION

- Modern detached residence completed August 2023
- Located within Grand Island, an exclusive development of only nine homes
- Five-bedroom accommodation arranged for contemporary family living
- Open-plan kitchen and dining area plus separate living room
- Office/study, utility room and double garage
- Welcoming reception hall with bespoke oak turned staircase
- Underfloor heating throughout
- Air-source heat pump providing efficient smart-controlled heating and hot water
- Landscaped gardens to front and rear
- Views across a private glen and towards Ramsey Bay
- Balcony from the principal bedroom suite with sea views
- Recently externally redecorated
- Fibre broadband connected
- Balance of a 10-year Protek Buildmark Warranty
- Vacant possession on completion
- Located in Ramsey, the island's largest town in the north
- Suitable as a primary residence or luxury coastal retreat

## THE PROPERTY

Spindrift is a modern detached residence completed in August 2023 and positioned within the exclusive Grand Island development in Ramsey. One of only nine homes within this private residential setting, the property offers substantial contemporary accommodation designed for modern family living.

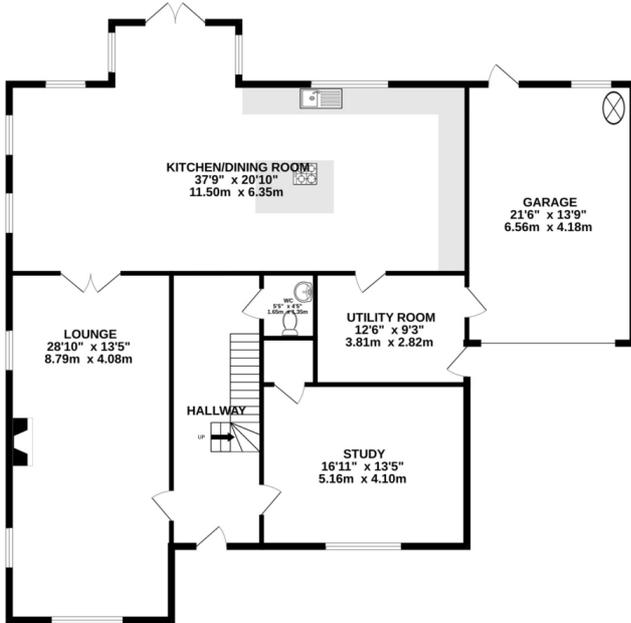
The house extends to five bedrooms and features a spacious open-plan kitchen and dining area, separate living room, office, utility room and double garage. A welcoming reception hall with a bespoke oak turned staircase forms an impressive central entrance, while underfloor heating and an air-source heat pump system provide efficient, smart-controlled heating and hot water throughout.

Externally, landscaped gardens extend to the front and rear and overlook the property's own private glen, with elevated views across Ramsey Bay. The principal bedroom suite includes a balcony with sea views. Recently redecorated externally and offered with vacant possession, Spindrift presents a rare opportunity to acquire a recently constructed home in a secluded yet convenient setting within the island's northern capital.

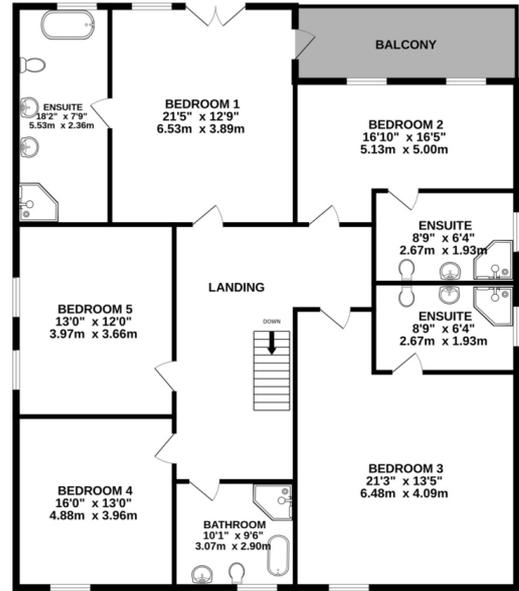
Suitable as a full-time family residence or a high-quality coastal retreat, the property also benefits from fibre broadband connectivity and the balance of a 10-year Protek Buildmark Warranty.

# FLOORPLAN

GROUND FLOOR  
1874 sq.ft. (174.1 sq.m.) approx.



1ST FLOOR  
1882 sq.ft. (174.9 sq.m.) approx.



TOTAL FLOOR AREA : 3756 sq.ft. (349.0 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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PROPERTY DETAILS FOR

# Spindrift, 6 Grand Island, Ramsey

## Disclaimer

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