



ASKING PRICE

£895,000

THE DETAILS

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Kohima

Clay Head Road, Baldrine

£895,000

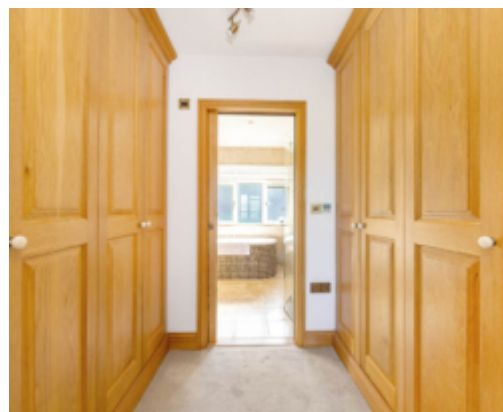
call in today or visit www.blackgracecowley.com for more details

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Kohima, Clay Head Road, Baldrine



THE DESCRIPTION

- Spectacular detached coastal family home in Baldrine
- Approx. 2,600 sq.ft set within 0.3 acres of landscaped gardens
- Stunning panoramic views across Laxey Bay and Snaefell
- Renovated to an exceptional standard throughout by the current Vendor
- Solid oak features throughout, underfloor heating in the bathrooms, Neff integrated kitchen appliances
- Dual-aspect Lounge with feature log burner and arched bay windows
- Contemporary kitchen breakfast room and large formal dining room
- Utility room, downstairs cloakroom and boot room vestibule entrance
- Five stunning bedrooms (two en-suite), separate study (bedroom 6) & luxury family bathroom
- Master Bedroom with Laxey Bay & sea views, large dressing area and modern en-suite
- Integral tandem double garage, private driveway and parking area
- uPVC double glazing throughout and oil fired central heating
- Private landscaped grounds, sun terrace with spectacular views, lawned gardens and additional undercroft garden storeroom
- Located within a five minute drive Laxey Beach, Onchan's local amenities and just 10 minutes from Douglas centre

THE PROPERTY

Black Grace Cowley are delighted to offer Kohima in Baldrine to the market, this spectacular detached coastal family home sits in an elevated position providing breathtaking, panoramic sea and rural views across Laxey Bay and beyond to Snaefell.

Kohima, Clay Head Road, Baldrine

Renovated in 2012, this stunning 2,600 sq.ft property boasts high quality features throughout including solid oak doors, underfloor heating in bathrooms, uPVC double glazing throughout, high end integrated appliances, a full re-wire and oil fired central heating. Beautifully presented by the current Vendor and maintained to an excellent standard, this exceptional home is accessed via a vestibule entrance porch that leads into the spacious entrance hall which boasts a solid oak feature staircase leading to the first floor, there is a dual aspect lounge spanning across the front of the house with a stunning contemporary inset log burner to one wall, concealed LED feature coving lighting and fantastic arched bay windows to each end of the room, both offering incredible views of Laxey. The kitchen breakfast room has been finished to excellent standard to include a range of high end Neff integrated appliances (dishwasher, larder fridge, double oven, combi microwave oven, induction hob and warming drawer) also incorporating a solid wood breakfast bar offering views via the kitchen window beyond to Snaefell also with double doors leading into the formal dining room which is situated to the rear of the property with bi-fold patio doors providing direct access to the South facing, secluded rear garden. Also located on the ground floor is a large utility room, downstairs cloakroom and integral access to the tandem garage via the kitchen.

The first floor of Kohima, designed by the current Vendor features an octagonal landing with Velux skylight and sun tunnel offering plenty of natural light to the area. The master suite comprises of a large bedroom space with French patio doors opening to a glass Juliette balcony showcasing the panoramic views across Laxey Bay and the surrounding countryside, a bespoke walk-through dressing area that leads to a luxurious en-suite bathroom featuring marble tiling, feature lighting and a jacuzzi bath. The first floor also offers four further double bedrooms, one of which has a modern en-suite shower room access via a solid oak pocket door, the other three all being perfect size rooms for a family and all bedrooms benefitting from built in wardrobes, complimenting the additional bedrooms is a luxury family bathroom. Off the half-landing level overlooking the gardens, there is a dual-aspect study with bespoke fitted storage, which could be utilised as a sixth bedroom.

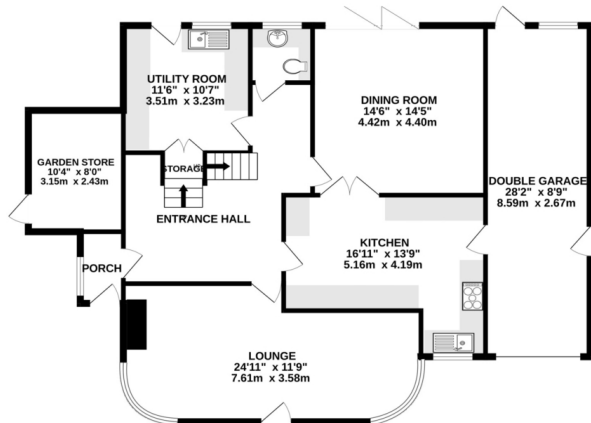
Kohima, Clay Head Road, Baldrine

Externally, Kohima is situated in an elevated position off a single track lane offering total privacy, there is a private, sloping driveway leading up to the house offering parking for several vehicles and access to the tandem garage. To the front of the property the garden is mainly lawned with a mature shrub and tree lined boundary on each side with a stunning wrap round sun terrace, completely private with spectacular views across Laxey Bay. The rear garden, again with mature borders offering seclusion and a South facing aspect is lawned with a sun terrace directly off of the rear of the property via the dining room's bi-folding doors, there is an additional elevated patio area to the rear of the garden that could be utilised as a hot tub or entertainment space with multiple power points present, there is also a large, undercroft garden store accessed externally to the side of the property.

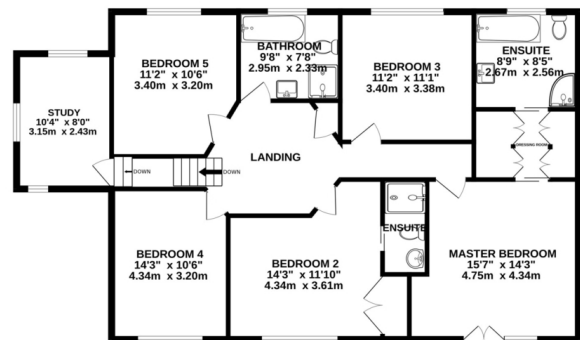
Located within a five minute drive of Laxey Beach and Village with its many local amenities including The Shed, The Shore Hotel, La Mona Lisa restaurant, Co-op and various other outlets, Kohima is also just a ten-minute drive from Douglas town centre. There is a regular bus service on the coast road offering easy access to both Ramsey and Douglas and the property is also within walking distance of Garwick Beach and Baldrine headlands Ballanette Nature Reserve.

FLOORPLAN

GROUND FLOOR
1330 sq.ft. (123.6 sq.m.) approx.



1ST FLOOR
1196 sq.ft. (111.1 sq.m.) approx.



TOTAL FLOOR AREA : 2526 sq.ft. (234.6 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

Kohima, Clay Head Road, Baldrine

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