DeanWood
ESTATE AGENTS EST. 1986

Grianane Back Shore Road, Laxey, Isle of Man, IM4 7DH

Asking Price £594,950

- Prime coastal location in Laxey
- Integral garage
- 3/4 Bedroom detached home
- Ideal family home
- Large 6 car driveway
- No onward chain

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Set in a wonderfully private and sheltered position just moments from the coastline, Grianane is a distinctive and highly appealing family home that combines the tranquillity of a secluded setting with the rare convenience of having the beach almost on the doorstep.

The property is positioned approximately 30 seconds from the beach, yet its tucked-away orientation provides a surprising degree of privacy and shelter from the prevailing coastal weather. Its particularly sheltered position makes Grianane an unusually windstill property for a home so close to the coast — a rare and highly desirable quality for a beachside property. This is a home that genuinely makes the most of its seaside setting without compromising on comfort.

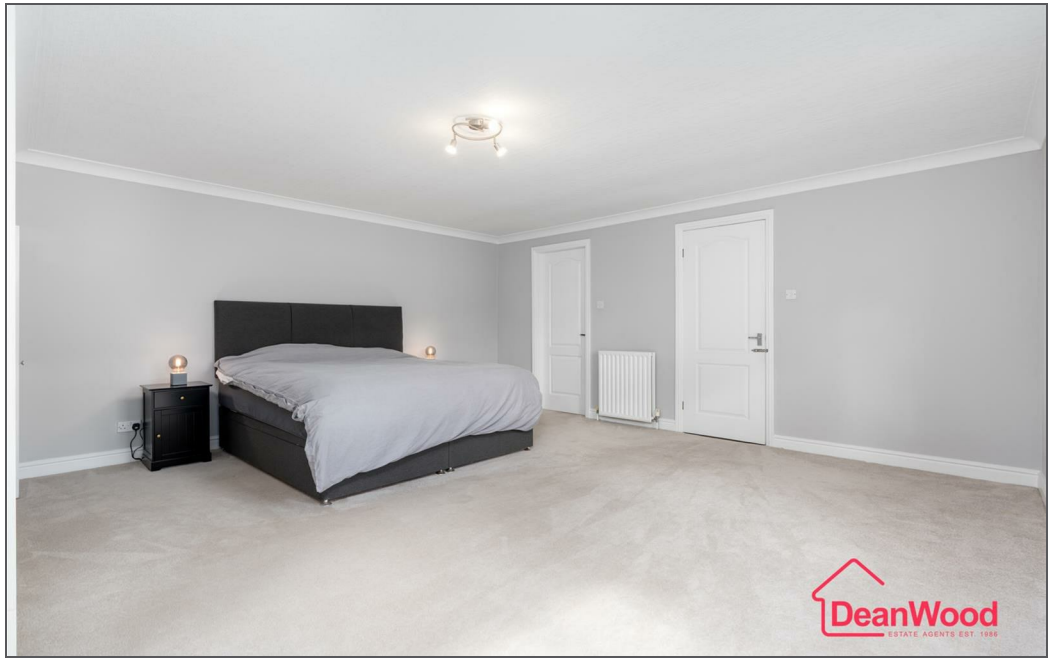
One of Grianane's most compelling features is its sun-drenched frontage, which enjoys lovely sea views and creates an exceptional outdoor space for relaxing.

Inside, the house has been recently redecorated throughout, creating a fresh and inviting environment with a comfortable, contemporary feel. The accommodation is thoughtfully arranged for family life, with a spacious living room, separate dining area, well-proportioned kitchen and the added convenience of a dedicated utility room.

Upstairs, the property currently offers three bedrooms alongside a versatile office/bedroom, making it particularly adaptable to the needs of a growing family. There is excellent scope to undertake a straightforward reconfiguration to create a genuine four-bedroom layout, further enhancing the property's appeal.

The generous driveway provides parking for approximately six vehicles, while a generous garage offers secure parking, workshop potential or additional storage. Above, a fully boarded loft provides yet more valuable storage space.

Grianane is offered with vacant possession and no onward chain, and represents a rare opportunity to acquire a well-presented, highly adaptable and exceptionally sheltered family home in Laxey, just moments from the beach.



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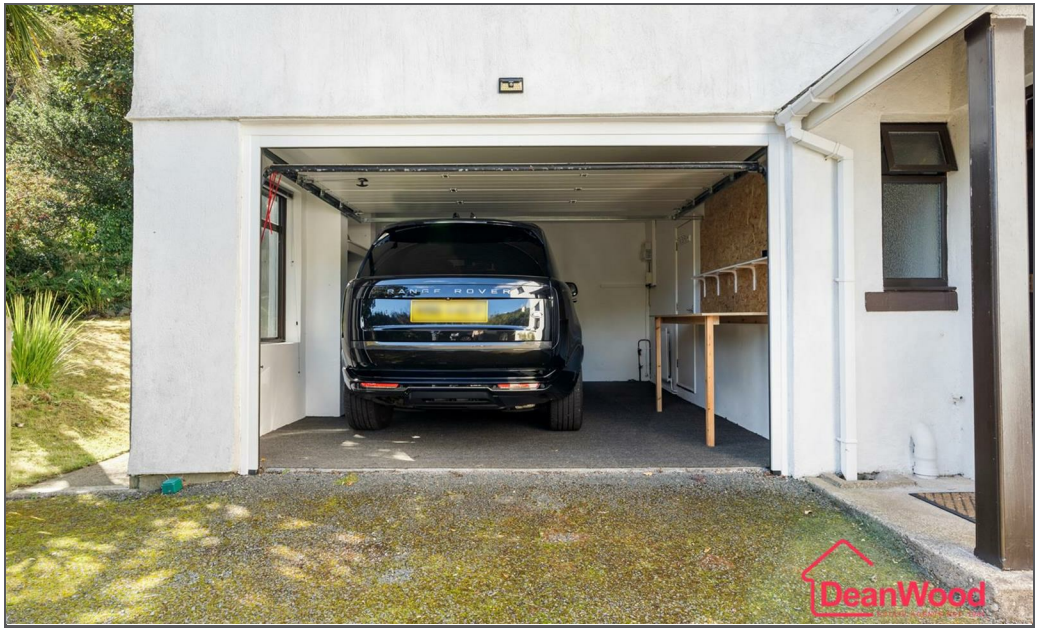
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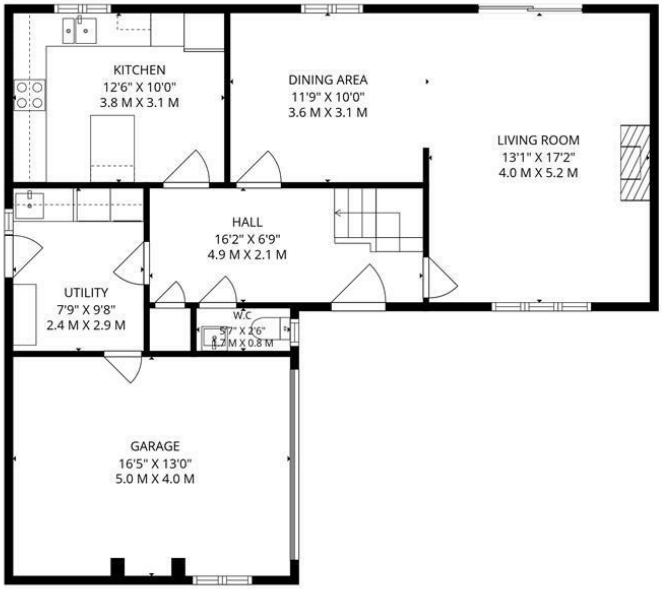
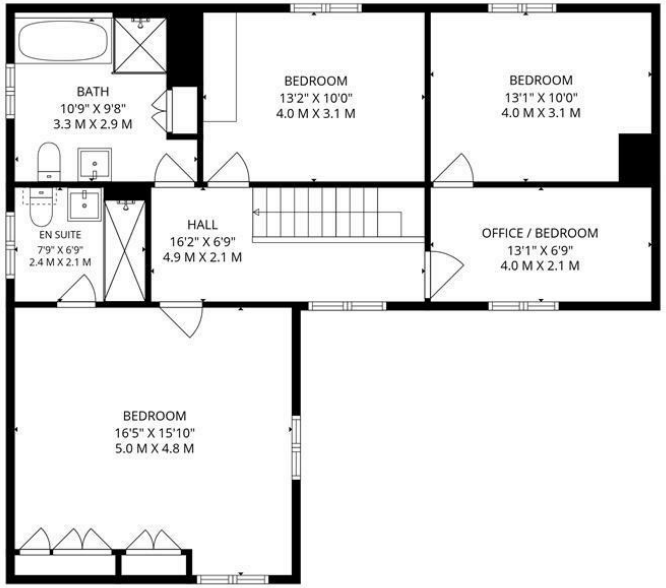


GROUND FLOOR



1ST FLOOR

Total: 1744 sq. Ft, 162 m2
Ground Floor: 832 sq. Ft, 77 M2, 1st Floor: 912 sq. Ft, 85 m2
Excluded Areas: Utility: 75 sq. Ft, 7 M2, Walls: 149 sq. Ft, 13 m2

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

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