



www.chrystals.co.im

Orry's Mount, Ballaragh Road, Laxey, IM4 7PE
Guide Price £495,000

Orry's Mount, Ballaragh Road, Laxey, IM4 7PE

Guide Price £495,000

A village home of great charm and character, sat in an elevated position overlooking its own south facing garden with distant views to Laxey bay. Versatile layout with 3 double bedrooms and a further study/bedroom, 3 reception rooms and a large breakfast kitchen with a utility room to the rear. Walking distance to Laxey School, Beach and wonderful pubs, restaurants and walks. Below the house, over a private shared lane (below the property) is a detached single garage. To the rear of the house is King Orry's Grave, the largest megalithic tomb on the Isle of Man; It is some 4000 to 5000 years old and, is open to the public and managed by Manx National Heritage as a legally protected Ancient Monument.



LOCATION

Travelling northbound through Laxey on the Coast Road, the Ballaragh Road can be located on the left, opposite Minorca Hill. The property can be located a short distance up the hill on the right hand side.

ENTRANCE

DINING ROOM

11' 2" x 15' 9" (3.4m x 4.8m)

LIVING ROOM

13' 9" x 15' 9" (4.2m x 4.8m)

FAMILY ROOM

15' 1" x 16' 9" (4.6m x 5.1m)

SUN ROOM

10' 6" x 11' 6" (3.2m x 3.5m)

KITCHEN

11' 2" x 10' 6" (3.4m x 3.2m)

UTILITY

5' 11" x 8' 2" (1.8m x 2.5m)

BREAKFAST NOOK

11' 6" x 14' 5" (3.5m x 4.4m)

REAR HALL

SEPARATE WC

7' 7" x 4' 7" (2.3m x 1.4m)

FIRST FLOOR

BEDROOM

17' 1" x 15' 9" (5.2m x 4.8m)

BEDROOM

14' 9" x 11' 10" (4.5m x 3.6m)

BEDROOM

11' 2" x 15' 9" (3.4m x 4.8m)

BEDROOM

11' 10" x 10' 6" (3.6m x 3.2m)

BATHROOM

10' 10" x 10' 6" (3.3m x 3.2m)

OUTSIDE

The front garden is screened by hedges offering privacy and is divided into separate lawned areas with mature planting and shrubs. There is a paved patio with bbq. To the front there is a single detached garage.

SERVICES

Mains water, electricity and drainage. Bulk gas central heating.

VIEWING

Viewing is strictly by appointment through Chrystals. Please inform us if you are unable to keep appointments.

POSSESSION

Vacant on completion. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.









TOTAL: 2077 sq. ft, 193 m²
 1st floor: 1142 sq. ft, 106 m², 2nd floor: 935 sq. ft, 87 m²
 EXCLUDED AREAS: UTILITY: 46 sq. ft, 4 m², UNDEFINED: 8 sq. ft, 1 m², WALLS: 158 sq. ft, 15 m²

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

Since 1854



DOUGLAS
 31 Victoria Street
 Douglas IM1 2SE
 T. 01624 623778
 E. douglas@chrystals.co.im

PORT ERIN
 23 Station Road
 Port Erin IM9 6RA
 T. 01624 833903
 E. porterin@chrystals.co.im

COMMERCIAL
 Douglas Office: 01624 625100, commercial@chrystals.co.im
RENTALS
 Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S., MA (Cantab), Dip Surv Prac.
 Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.