

carter moon
property sales & lettings




55 Victoria Street
Douglas
Isle of Man
IM1-2LA



LHEAKERROW COTTAGE, £465,000

- Immaculate & tastefully appointed detached country residence
- Enjoys beautiful panoramic countryside views
- Situated 5 minutes from Ramsey town centre
- 21ft formal lounge / living room
- Stunning 21ft modern well fitted breakfast kitchen
- 3 Good sized bright & airy bedrooms
- En-suite bathroom & family bathroom
- Large reception area with WC off
- Impressive sized automated double garage & first floor space
- Superbly maintained gardens & patio
- Internal inspection highly recommended

Key Features

- 3 
- 2 
- 3 

Full Description

Carter Moon are delighted to have the opportunity to market this fabulous country dwelling that offer spacious & beautifully appointed accommodation throughout. Comprises of a 21ft formal lounge with central fireplace, 21ft stunning breakfast kitchen (integrated appliances) sitting / sun room, large reception hallway with WC & boiler cupboard off all on the ground floor. First floor accommodation comprises of 3 excellent sized bright & airy bedrooms (Master en-suite bathroom) family bathroom & access to boarded loft. Outside there is a large detached automated double garage with staircase to floor space (ideal teenagers hideout or home office) Gardens are very well maintained with rolling lawns and a delightful scattering of mature plants, trees & shrubs. Generous driveway with parking for 7/8 cars. Lovely 360 views of the countryside. Property runs on OFCH & has underfloor heating throughout. Internally & externally the property is in excellent condition. Current vendors are having the house painted externally in the next month. Quick exchange / completion can be arranged.

Full details & measurements are as follows -

Zoned Underfloor Heating throughout ground floor

Pleasant front entrance with night light & post box. Decorative composite door leading to -

ENTRANCE PORCH

Attractive Amtico signature flooring. Twin sash windows that provides plenty of natural light. Wall mounted consumer unit.

High ceiling. Solid Oak door to -

RECEPTION HALLWAY (16ft 5 - 7ft 8)

Impressive size with staircase to upper floor. Cove ceiling. Smoke alarm. Multiple power points. Amtico luxurious flooring.

Deep set boiler cupboard with slatted shelving (Housing Worcester boiler) excellent clothes drying cupboard.

SEPARATE WC (5ft - 4ft 6)

Fitted with a modern suite comprising vanity sink with storage cupboards & hidden cistern low flush toilet. Attractive tiled splash backs. Amtico flooring. Cove ceiling. Opaque glazed window for natural light.

FORMAL LOUNGE (21ft 4 - 13ft 5)

Fabulous room with triple aspect windows that offer lovely panoramic countryside views. Feature central Oak fireplace with inset electric fire. Twin TV SAT connections. Multiple power points. Under floor heating. Cove ceiling.

DINING KITCHEN (21ft 4 - 13ft 10)

Stunning modern kitchen that's fitted with a good range of high gloss White fronted base, wall & soft closing drawer units.

Generous Corian work surfaces incorporating a stainless steel 1.5 sink unit with mixer tap & drainer. Attractive tiled splash

backs. Additional display cabinets, corner shelving units & deep pan drawers. Appliances include - Hotpoint eye level oven /

grill, AEG touch control 4 ring ceramic cooker with stainless steel filter hood above. Integrated fridge/freezer & washer dryer.

Amtico signature luxury flooring (under floor heating) Multiple power points. Cove ceiling. Triple aspect windows for plenty of natural light. Deep under stairs storage cupboard with power sockets.

SITTING / SUN ROOM (13ft 10 - 11ft)

Delightful panoramic views. Amtico luxury flooring. Ceiling down lighting. Dimmer switch. Multiple power points. Twin French doors to front patio area also access to rear garden.

First floor-

LANDING (11ft - 8ft)

Access to part boarded loft with fluorescent light via dropdown ladder. Cove ceiling. Smoke alarm. Deep set linen cupboard with shelving & hanging rail.

MASTER BEDROOM (21ft 4 - 10ft 7)

Excellent sized room again with triple aspect windows that provides plenty of natural light & lovely countryside views. TV/TEL connections. Cove ceiling. Multiple power sockets.

EN-SUITE BATHROOM (10ft 10 - 6ft 6)

Fitted with a modern contemporary suite comprising L - shaped bath with chrome shower rain dance head / attachments & screen, pedestal wash hand basin & low flush toilet. Attractive tiled walls & flooring (Under floor heating) Chrome heated towel rail. Down lighting. Wall mounted mirror with over lighting. Opaque glazed window for natural light.

BEDROOM 2 (13ft 3 - 10ft 7)

Well proportioned airy room with ample space for stand alone furnishings. Cove ceiling. Power sockets. TV connection Uninterrupted countryside views.

BEDROOM 3 (13ft 2 - 10ft 8)

Again airy double room (Currently used as an office / study) Dual aspect windows that provide superb views. Cove ceiling. TV connection. Multiple power points.

FAMILY BATHROOM (11ft - 9ft 6)

Fitted with a full suite comprising fully tiled shower cubicle, deep bath with shower attachment, vanity sink unit with storage cupboards below & low flush toilet. Attractive Amtico flooring (Under floor heated) Down lighting. Wall mounted mirror cabinet with over light. Glazed window for natural light.

DETACHED AUTOMATED GARAGE (24ft 3 - 21ft 7)

Larger than normal double garage with ample space for 2 cars. Twin automated sectional doors. Power, plumbing & lighting. Side uPVC door & large window for natural light. Staircase to -

First Floor(24ft 4 - 10ft 8)

Would make for a perfect teenagers hideaway or office room. Windows on both gable walls. Power sockets.

GARDENS - Approaching the property via twin gates & additional side / pedestrian gate. Tarmac driveway for 7/8 cars.

Beautifully maintained rolling front and rear lawned gardens with large flag stoned patio / entertainment area all surrounded by mature plants, trees & shrubs. Fabulous panoramic countryside views. Lighting & tap connection. Rear landscaped gravel & paved areas. Cleverly designed concealed bulk tank.





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| Tenure | Freehold |
| Floor Area | |
| Directions | Leaving Ramsey Town centre via Andreas Road (A9) through the Dhoor & Regaby, passing Vondys Garage & the next crossroads where Lheakerrow Cottage is clearly identified as the first property on the right hand side. |
| Viewings | All viewings must be attended by a representative of Carter Moon Estate Agency. To book an appointment please contact us on 01624-626123 or alternatively email info@cartermoon.com |
| Services | All main services connected. OFCH / uPVC Double glazed throughout (Sash windows) Under floor heating. |
| Possession | Freehold. Vacant upon completion of sale. |
| Rates payable | Rates payable 2021/22 £694.28 Manx Petroleum circa £960.00 (inclusive of service) Manx Utilities circa £720.00 pa |
| Inclusions | All floor coverings, blinds & light fittings. |
| Please note | Important information. * Bosch Worcester boiler - Serviced annually. * New lines installed 2020 * Amtico signature flooring through most rooms. * Tiled Guardian roof installed November 2017 (6 yrs warranty remaining) * Private drainage - tank emptied March 2020 * Heritage bathroom suites * Plumbing for hot / cold water in garage. * Under floor heating zoned by room throughout 2nd floor. |