



carter moon
property sales & lettings

55 Victoria Street
Douglas
Isle of Man
IM1-2LA



ABBHEY HILL, LEZAYRE ROAD RAMSEY

£1,050,000

- Magnificent Victorian detached countryside property (Lovely panoramic views)
- Fabulous converted 3 bedroom Coach House within the grounds
- Property sits on 2 acres of beautiful landscaped gardens
- 3 Elegant reception rooms
- Office / study
- Delightful farm style dining kitchen (AGA cooker)
- 4 Large bright & airy rooms
- En-suite bathroom & 2 dressing rooms
- Family bathroom & WC
- Integrated double garage (Automated)
- Oil Fired Central Heating

Key Features

- 4
- 2
- 3

Full Description

This impressive & visually attractive Victorian dwelling has a real magical feel to it, boasts beautiful views & nestled within the grounds is a fabulous converted Coach house, private courtyard, studio & garaging. Perfect for 3rd generation accommodation or holiday letting income. 2 acres of beautifully landscaped gardens with 2 summer houses, penny bridge over natural stream & open rolling lawns. Abbey Hill offers excellent family living throughout & has some fabulous period features. Ramsey village is only 5 miles away & close to all local amenities such as primary / secondary schools, short walk to The Ginger Hall inn & Ballakelly Farm (Fruit & Veg stall)

Full details are as follows -

ABBEY HILL HOUSE

Ground floor.

Attractive solid wooden door to -

RECEPTION HALLWAY

Impressive staircase to upper floors. 2 good sized storage cupboards with WC off. Decorative picture rails. Cove ceilings.

LOUNGE / DRAWING ROOM (29ft - 14ft 4)

Feature Victorian open fireplace with decorative tile surround. Central ceiling roses & coving. Stunning countryside views to Bride. Large bay window that provides plenty of natural light.

FORMAL DINING ROOM (16ft 10 - 13ft 8)

Lovely sizable room again with large bay window. Space for 10 seater dining suite. Attractive parquet flooring. Cove ceiling.

BREAKFAST KITCHEN (26ft - 12ft 9)

Delightful farm style kitchen that has a range of hand crafted wall & drawer units. Decorative work tops incorporating a ceramic sink with drainer. Homely 3 - ring AGA cooker / double oven. Space for white good appliances. Shelved larder store.

Door to -

RELAXING / SUN ROOM (19ft 2 - 17ft 4)

Spacious & airy room with central large sky light (Electronically operated roof lights) Fully tiled under floor heating. Multiple power points. Door to -

REAR PORCH (5ft - 4ft)

Access to front driveway & garage.

AUTOMATED DOUBLE GARAGE (24ft - 20ft)

Very sizable garage with power & lighting. Tiled flooring.

First floor -

OFFICE / STUDY (8ft - 9ft)

Fully shelved to 2 sides. Multiple power points. Delightful countryside outlook.

BATHROOM (9ft 2 - 6ft 2)

Fitted with large bath with power shower over / folding shower door & sink unit. Natural light.

W.C. (5ft - 3ft)

Fitted with a 2-piece suite comprising wash hand basin & toilet.

Half landing -

Attractive staircase with high ceilings. Cove ceiling.

BEDROOM 1 (17ft 3 - 14ft 7)

Excellent sized airy room that enjoys fabulous hillside views. Fitted wardrobes. Feature bay window seat that provides plenty of natural light.

DRESSING ROOM (9ft - 5ft)

Carpeted with fully fitted wardrobes. door to -

EN-SUITE BATHROOM (9ft 2 - 9ft)

Fitted with a modern suite comprising deep bath unit with mixer tap, shower (Power shower over) Oak vanity sink & toilet.

Fully tiled under floor heating. Period towel rail.

BEDROOM 2 (29ft - 12ft)

Superb room with large bay window that offers majestic views to Bride & Andeas. Feature Marble Victorian fireplace. Multiple power points.

DRESSING ROOM (8ft - 5ft)

2 Deep set sliding wardrobes.

2nd floor.

HALF LANDIING

Decorative staircase. Small attic area. Useful storage cupboards.

BEDROOM 3 (12ft - 15ft)

Large bright & airy double room that has fabulous garden & countryside views. Vaulted ceiling with exposed timber beams. Under eaves storage areas.

BEDROOM 4 (13ft 6 - 14ft 5)

Again good sized double room with vaulted ceiling & exposed timber beams. Generous eaves storage. Ideal teenagers room.

GROUNDS -

Access to this wonderful property is through twin pillar gates & cattle grid to a sweeping driveway, passing Abbecott Coach House up to the the main house surrounded by well tendered lawn gardens & manicured plant beds & patio areas. Beautiful views to Bride / Andreas. To the rear, again has lovely lawned areas with Penny bridge over running stream with a scattering of grand mature trees & cared for plants / shrubs. As the listing agent it was so nice to walk the grounds & hear the different sounds of wild birds, magical place with fabulous panoramic views. 2 pleasant Summer houses that enjoy all day sunshine.





Tenure	Freehold
Floor Area	
Directions	From Parliament Square turn onto Lezayre Road and proceed in the direction of Sulby. Abbey Hill can be located on the left hand side approximately 1 mile after the Lezayre Tea Rooms, identified by our For Sale board.
Viewings	All viewings must be accompanied 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	Oil fired central heating / Double Glazed. Mains water, electricity & drainage. New Boiler installed 2018 (10 yr guarantee)
Rateable value	Abbey Hill £1,373.00 (Incl. water rates) 2019 Abbecott £ 676.74 (Incl. water rates) 2019
Possession	Freehold. Vacant upon completion of sale.
Inclusions	All floor coverings & Light fittings.