



Reayrt-Ny-Marrey, Ballakinnag Road, Ramsey, Isle of Man. IM7 3ED

A superb detached country residence with separate guest annex and located in an enviable location a short walk from Smeale beach.



£895,000 Freehold

PROPERTY DESCRIPTION

This superb detached rural home offers spacious family accommodation of around 5000 square feet. The present owners have maintained the property to a very high standard and have embarked upon some recent substantial upgrades including a replacement roof, new impressive brick paviour in and out driveway and professionally landscaped private gardens including private patios, raised sun terrace and spa pool.

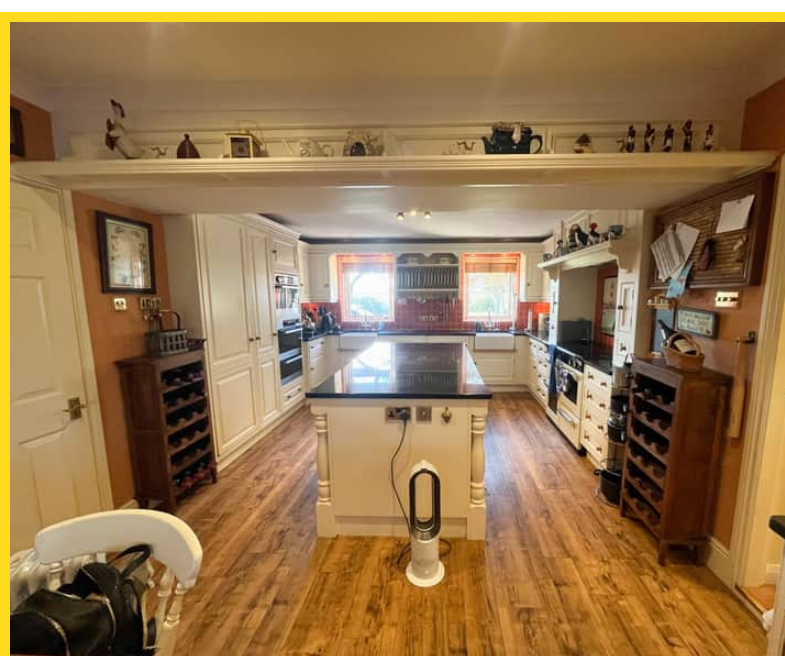
The location of this country home is simply idyllic and not only offers peace and privacy but also uninterrupted rural views over open countryside to the sea. In addition the Lhen beach is on the doorstep being just a few minutes walk away. Although this property is totally private with no close neighbours nearby it is certainly not isolated with the facilities of Andreas village and Ramsey just a short drive away.

In addition to the spacious accommodation on offer in the main house there is an attached guest annex with its own entrance leading to a spacious hallway, a good size lounge diner, an attached conservatory and a fitted kitchen. On the first floor is a double bedroom and bathroom.

The impressive competitively priced property is offered without any onward chain and an internal inspection is highly recommended.

FEATURES

- Superb Detached Country Residence
- Envious Coastal Location with Rural Views
- Extremely Well Presented and Well Maintained
- Separate Guest Annex with Own Entrance
- Landscaped Gardens of Approximately 0.75 Acre
- Impressive Entrance With In and Out Driveway
- Viewing Highly Recommended
- No Onward Chain – Ready to move into
- Within a Short Walk From Lhen Beach



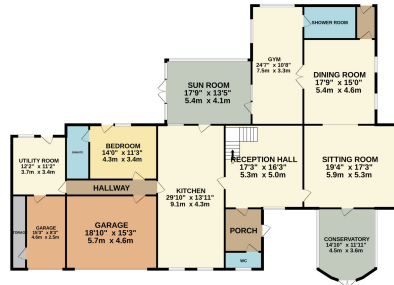
Property Images



FLOORPLAN



GROUND FLOOR
3032 sq.ft. (281.6 sq.m.) approx.



1ST FLOOR
1312 sq.ft. (121.9 sq.m.) approx.



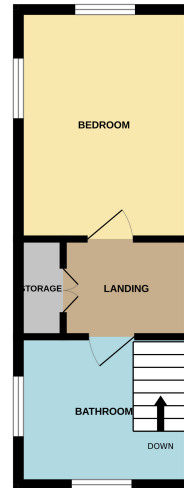
TOTAL FLOOR AREA: 4343 sq.ft. (403.5 sq.m.) approx.

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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GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
246 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 sq.m.) approx.

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