



£355,000

## Old Garey Station, The Garey, Lezayre, Ramsey, IM7 2EQ

A Fabulous Converted Former Station in a Highly Regarded Rural Area.  
A Real 'Character' Property Which Must be Viewed to be Fully Appreciated.  
Enjoying Much Privacy Yet Just a Short Drive From Ramsey Town.  
Offered in Immaculate Condition Throughout with Much Charm.  
Lounge, Kitchen with Appliances, Utility Room & Ground Floor Shower Room.  
1st Floor Double Bedroom with a Built in Wardrobe.  
Potential to Create a 2nd Single Room Directly Above the Kitchen.  
Economical Electric Storage Heaters.  
Bespoke Timber Framed, Double Glazed Sash Style Windows.  
Gated Access to a Gravelled Parking Area Leading to a Good Size Patio.  
Private, Established Garden with Mature Shrubs & Lawned Areas.  
Paddock with Pedestrian & Vehicular Access Adjacent to 2 Stables.



**\* A UNIQUE OPPORTUNITY - OF SPECIAL INTEREST TO HORSE OWNERS \***

## DIRECTIONS

Travel out of Ballaugh in a Northerly direction on the main Lezayre Road (A3). Continue through Sulby and pass the Ginger Hall on the right. Continue on and take a left turn into Garey Road, continue through the ford and past the double gates. Garey Station is the third property on the left thereafter.



Gates to Parking Area



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## Pedestrian Access



## View from Parking Area



## GROUND FLOOR

A solid wood, panelled entrance door with a coach light beside leads directly into the lounge.



**Lounge** 5.31m (17'5") x 2.72m (8'11")

A dual aspect room with bespoke, double glazed timber framed sash style windows to the side and rear. Chimney recess, currently housing an electric 'wood burner' style electric fire. Wall light points. TV and satellite points. Door to the utility room. A built in bookshelf provides a partial screen to the semi open plan kitchen.



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Lounge cont'd



**Utility** 2.03m (6'8") x 1.57m (5'2")

A useful multi purpose area which has a bespoke, timber framed double glazed window to the side. Space and plumbing for a washing machine. A fitted cupboard provides a handy shoe store. Fitted bespoke cupboards provide a linen/ toiletry store. A further built in cupboard currently conceals a freezer and houses the consumer unit. Door to the shower room.

**Shower Room** 2.34m (7'8") x 1.85m (6'1")

A good size room with an obscure glazed sash style double glazed window to the front. Fitted with a classic white suite of WC and pedestal basin along with a spacious quadrant enclosure housing an electric 'Mira' shower. Wall mounted vanity unit with a shaver light above. Recessed LED downlights and a 'Manrose' extractor. Electric towel warmer.



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**Kitchen** 3.56m (11'8") x 3.12m (10'3")

Featuring a vaulted ceiling with pine cladding to complement the solid oak staircase which leads to a small landing on the first floor. Triple aspect timber framed sash style windows provide an excellent degree of natural light, the rear offering a pleasant outlook to the patio and garden. Fitted with an excellent range of 'oak' fronted wall and drawer line base units with a larger cupboard and matching work surfaces incorporating an 'Asterite' style sink with a swan neck mixer tap. Built in electric oven, inset ceramic hob and a concealed filter hood. Integrated fridge and dish washer. Antique style suspended ceiling lights.



## FIRST FLOOR

### Landing

Additional light and ventilation via a uPVC 'Velux' roof window. Smoke detector. Door to the bedroom. Excellent potential to create a second single bedroom above the kitchen.



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**Bedroom** 4.39m (14'5") x 2.69m (8'10") from wall to wall

A double bedroom which is currently used as a single. Angled, pine clad ceiling with two PVC double glazed 'Velux' roof windows. Space for drawer units. Built in wardrobe. TV point. Wall mounted mirror.



## OUTSIDE

The property is approached via double wooden gates which lead to an extensive gravelled driveway and parking area which continues through lawns to a front patio with stepping stones to the house.

Within the parking area is a concealed drying area and two timber shed along with a triangular area with potential for use as a herb garden.



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Pedestrian Exit



Patio



## Stables and Pergola

Two loose boxes with a small enclosed frontage currently provide stabling for two ponies with access to a small paddock. A further wooden gate gives vehicle access to the paddock with a covered pergola alongside.

The front hedge provides excellent screening with a stock fence inside.



## Paddock



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**Services** Mains water and electricity. Private drainage. Bespoke timber framed sash style double glazed windows.

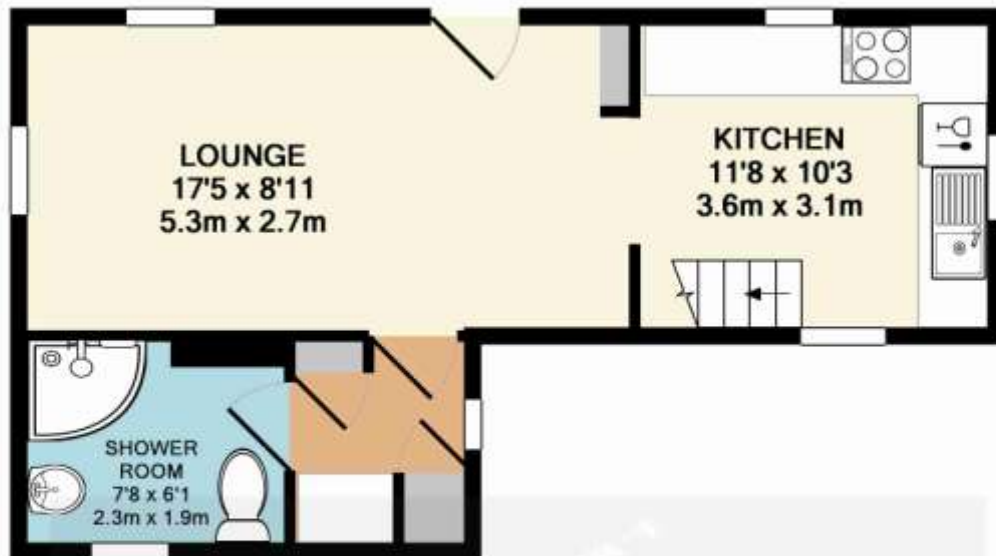
**Tenure** Freehold

**Rateable Value** For further information please contact the rates department on (01624) 685661.

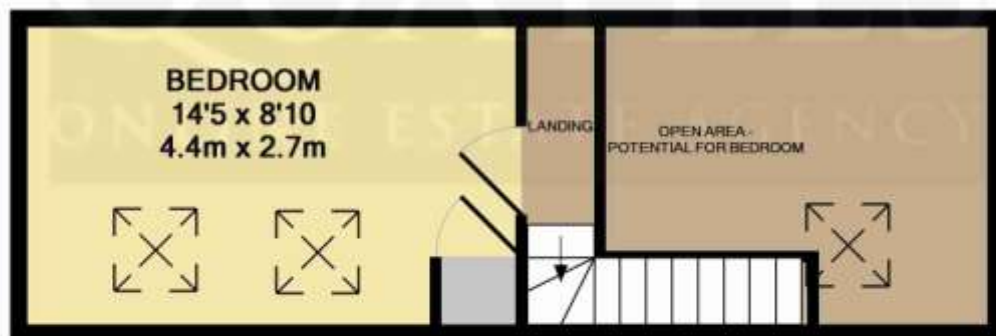
**Viewings** Strictly by appointment with the Agent Quayles Limited.

NOTES:

## FLOOR PLAN



GROUND FLOOR  
APPROX. FLOOR  
AREA 327 SQ.FT.  
(30.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 172 SQ.FT.  
(15.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 498 SQ.FT. (46.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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All measurements given are approximate. It is not our intention to mislead and therefore we recommend a personal inspection of the property. Prospective purchasers should rely on their own enquiries and legal searches before committing to purchase and advice should be sought from the appropriate professionals where required.