



£725.000

## Kerrowmoar West, Lezayre, Ramsey, IM7 2AX

An Attractive, Detached Property Incorporating Annexe / Guest Accommodation.  
Set Within Mature Gardens Approaching 2 Acres in a Private Location.  
Easy Access to Ramsey Town Being on the Main Bus Route.  
Offered in Good Decorative Order Throughout with Quality Window Dressings.  
Many Individual, Decorative Features Including Gilt 'Christopher Wrey' Wall Lights.  
The Primary Accommodation Offers 3 Reception Rooms, Kitchen & Cloakroom WC.  
3 Double Bedrooms & 2 Bathrooms (1 En Suite).  
The Annexe Features a Separate Lounge, Bedroom with En Suite Shower Room.  
In Addition is an Office / Dressing Room, Rear Lobby & Utility Area.  
Oil Fired Central Heating & Bespoke uPVC Double Glazed Windows.  
Detached Garage with a Railed Pen Beside Incorporating a Workshop, Office & WC.  
Parking and Turning Facilities Accessed Via a Private Driveway with Gated Access.  
Superb Mature Gardens with an Abundance of Trees & Colourful Plants.  
Pretty Decked Seating Area with Water Feature & Pergola. Large Avery with Hen House.

**\* A FABULOUS COUNTRY PROPERTY WHICH MUST BE VIEWED TO BE APPRECIATED \***



## 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. Take the second turn on the right into a single track lane which leads directly to the entrance gates of Kerrowmoar West. On arriving continue along to the house where there is parking and turning space.



## ACCOMMODATION



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## GROUND FLOOR

Steps lead up to an impressive portico entrance with inset lighting and feature carriage style wall lights. A panelled wooden entrance door leads into the reception hall.



## Reception Hall

Featuring an ornate plaster ceiling with an inset roof lantern providing natural light. Decorative door surrounds and ornate coving add character throughout. Various fluted pillars also offer a touch of elegance. Marble tiled floor. Stairs lead up to the first floor. Doors to the annexe, cloakroom and breakfast room. Clear opening to the dining room.



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**Cloakroom** 2.31m (7'7") x 1.70m (5'7")

Having deep cornices ceiling rose and dado rail with an inset tiled section beneath. Fitted with a classic white suite of pedestal basin and WC. Front uPVC window. Recessed downlights. Heated ladder style towel warmer. Ceramic tiled floor.



**Breakfast Room** 3.81m (12'6") x 2.21m (7'3")

Enjoying pleasant views across the lawn via a gothic style uPVC window. Decorative ceiling panel with recessed downlights. Quality oak effect laminate floor covering continues through a clear opening with a decorative plaster surround, to the kitchen.



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**Kitchen** 4.67m (15'4") x 2.29m (7'6")

Fitted with a range of hand painted wall, base and drawer units with chrome handles together with quartz effect work surfaces and upstands. Twin ceramic sinks with a mixer spray attachment. 'Miele' halogen hob with a brushed steel extractor above. Built in electric ovens. Plumbing for a dishwasher and space for an 'American' style fridge freezer. Ceiling panel with recessed downlights. Background tiling and counter lighting. Two gothic style uPVC windows, one looking out to the front, the other across the lawn. High level wine racking. Smoke detector.



**Dining Room** 4.88m (16'0") into bay x 2.92m (9'7")

A uPVC bay window looks out across the lawn. Fluted pillars, a decorative ceiling rose, coving and faux panelling to dado height provide much character. Arched internal window to the breakfast room. Recessed, glass fronted china cabinet. Door to the lounge.



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Lounge 8.64m (28'4") x 4.57m (15'0")

A large, elegant room with decorative plaster work to the ceiling. Faux panelling to the dado height. A large uPVC bay window looks out to the decked patio. A large wood burning stove sits on a slate hearth with an 'Adam' style surround. Arched internal window to the dining room. Picture lights. Recessed bookshelves. Access to the patio via uPVC French doors. Heavily carved and ornate 15th century doors, reputedly originating from an Indian Palace, lead into the rear hall within the annexe.



## Ornate 15th Century Doors



### Annexe

Rear entrance hall having a ceramic tiled floor. A uPVC door leads to the rear courtyard and Avery Built in cloaks cupboard. Faux panelling to the walls. A stained glass effect, glazed roof panel provides natural light. Recessed downlights and additional glazed roof lights. Door to the bedroom.

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### Guest Bedroom 4.65m (15'3") max x 2.92m (9'7")

A spacious room with obscure glazed roof windows beneath a polycarbonate roof. Featuring a built in double bed surround with an inset plinth heater. Recessed downlights. Clear openings to the study and en suite. Door to the entrance area with a cupboard housing the 'Boulter' oil fired boiler. Built in cloaks cupboard, tiled floor and part glazed uPVC entrance door. A further door leads to the inner hall with a built in utility cupboard which is shelved and plumbed for a washing machine with space for a dryer. Laminate floor covering and door to the lounge.



### En Suite Shower Room

Primarily tiled walls and floor complement a modern white suite of push button flush WC, basin with a lever mixer tap and a corner enclosure with a glazed door and fully plumbed shower. Ladder style towel warmer. Obscure glazed roof panels provide natural light.

### Study / Dressing Room

Having built in wardrobes to the entrance. A uPVC window to the rear and two internal glazed panels to the rear lobby. Currently utilised as a small study with telephone, internet and power points. Wall mounted electric heater. Recessed downlights and obscure glazed roof panels.

### Lounge 5.46m (17'11") x 3.17m (10'5")

A spacious yet cosy room with a gothic style uPVC window to the front, enjoying a colourful outlook. 'Adam' style surround with a wall mounted 'Dimplex' electric fire set within. Decorative ceiling panels with ornate cornice and faux panelled walls. Laminate floor covering. Ornate door surrounds and an internal 'Port hole' window. Cupboard concealing the consumer unit.



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## FIRST FLOOR LANDING

Natural light provided by a timber framed double glazed roof window. Power point. Access to the loft via a pull down ladder.

### Family Bathroom 2.87m (9'5") x 1.75m (5'9")

Tiled walls with decorative faux panelling extending to the ceiling. Fitted with a white suite with a shell theme, comprising bath with a mixer shower attachment, pedestal basin and WC. Recessed downlights and a uPVC window. Ladder style towel warmer. Tiled floor.



**Master Bedroom** 5.44m (17'10") x 4.24m (13'11")

A spacious, dual aspect room enjoying garden views via uPVC gothic style windows. Panelled ceiling with a centre rose and recessed downlights. Ample space for a 'Super King' size bed. Two banks of built in wardrobes. Door to the en suite bathroom.



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**En Suite Bathroom** 3.23m (10'7") x 2.44m (8'0")

An elegant, period style room with ornate plaster work to the walls and ceiling. Tiled to dado height and around the recessed bath with mixer shower attachment. Built in units to mid height. Pedestal basin and WC. Built in airing cupboard housing the hot water cylinder. Two towel warmers. A gothic style uPVC window provides a wooded outlook. Tiled floor.



**Bedroom 3** 3.73m (12'3") x 2.72m (8'11")

An elegant double room with a garden outlook courtesy of a uPVC gothic style window. Ornate centre ceiling panel and rose. Coved ceiling. Built in double wardrobes. Wall lights.



**Bedroom 2** 4.98m (16'4") x 2.90m (9'6")

A generous double room again enjoying the garden views via a gothic style uPVC window. Centre ceiling rose, coving and relief pattern to the walls. Two built in double wardrobes. Wall mounting for a flat screen TV.



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## OUTSIDE

The property is access via a gated concrete driveway with colourful planted borders to both sides. A wooden fence defines the lower boundary, At the end of the drive is a concrete parking / turning area and shallow steps up to the main entrance. A further decoratively paved area gives access to the detached garage.



**Garage** 5.38m (17'8") x 4.95m (16'3") max

A 1 1/2 size garage with an up and over door and two timber framed windows. Light and power. High level storage space. Glazed internal windows provide light to the workshop behind.

**Workshop** 7.06m (23'2") x 3.12m (10'3")

With light, power, shelving and a work bench. A glazed panelled door leads to the office area.

**Office**

With two timber framed glazed windows. Shelving, light and power. A bi-fold door accesses the WC.

**WC**

With a white suite of pedestal basin and WC. Obscure glazed timber framed window, tiled floor and light.



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## OUTSIDE

A pathway between the house and garage leads to the annexe entrance. A gated, railed pen could be used to safely secure dogs if required. Adjacent to the annexe entrance is a set of wooden steps which lead to a roof top patio with balustrades. Oil storage tank.



## Patio

Directly to the front of the property is an extensive lawned garden with an array of mature trees providing complete privacy and shelter. Concealed behind is a large garden shed. Adjacent to the house is a sheltered, decked, seating area with a 'Japanese' pagoda and attractive water feature. The patio extends around the side with a built in wood store. External lighting and power points. A large avery is concealed behind the house and incorporates a hen house.



## Seating Area



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View from Pergola



Lower Front Garden



Side Elevation



Front Elevation



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Front Across the Lawn



Lawn



# FLOORPLAN



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## GARAGE / WORKSHOP FLOORPLAN



**Services** Mains water and electricity. Private drainage. Bespoke uPVC 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.

Whilst all details are believed to be correct neither Quayles Limited, their employees or clients can guarantee their accuracy, nor are they intended to form part of any contract. Our photographs are often taken using a camera with a wide angled lens, whilst this is useful for capturing a larger area it can also result in distortion or partial stretching of an image.

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.