



The Greaves Ramsey Road, Laxey, Isle Of Man, IM4 7PD

£995,000

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## THE PROPERTY

"The Greaves" is located in the heart of Laxey village in an elevated position enjoying incredible views from Laxey bay upto the summit of Snaefell. The house is within walking distance to all local amenities shops, cafes, and restaurants. Over 5,000 sqft of newly built accommodation comprises of 6 generously sized ensuite bedrooms, offering comfortable and private living quarters for a large family. The property has 2 principal reception rooms with feature windows overlooking Laxey valley, perfect for entertaining guests. The main kitchen, pantry, and wine store provide the perfect mix for the most enthusiastic of chefs. In addition, the property has a separate bedroom suite with an open plan sitting room and kitchen area, offering additional living space for guests or family members. "The Greaves" is a versatile property that provides excellent potential for a variety of uses. With its spacious accommodation and number of bedrooms, the property would lend itself as a bed and breakfast or Airbnb, catering for the Island's growing tourism industry. The stairwell has been designed to consider the later addition of a lift. There is a disabled bathroom located on the ground floor. Ramped access to the left the property allows disabled access through the rear of the house. The property is situated on a large terraced plot, providing plenty of outdoor space for relaxation and recreation. The Greaves is well insulated and efficient to run, with the benefit of modern electrical and heating installations. The property benefits from air source heating, photovoltaic panels and 3 phase electric supply.

- Located in the heart of Laxey village with incredible views from Laxey bay up to the summit of Snaefell
- Over 5,000 sqft of newly built accommodation
- 2 principal reception rooms with feature windows overlooking Laxey village
- Separate bedroom suite with open plan sitting room and kitchen for guests or family members
- Modern electrical and heating installations.
- Within walking distance to local amenities such as shops, cafes, and restaurants
- 6 generously sized ensuite bedrooms for a large family
- Main kitchen, pantry, and wine store perfect for enthusiastic chefs
- Previous permitted planning consent for new build house with garage on garden/side plot

