

GUM TREE COTTAGE GLEN ROAD, LAXEY





# GUM TREE COTTAGE

Black Grace Cowley are delighted to offer to the market Gum Tree Cottage in Laxey, this extended semi detached home is situated within a secluded spot with it's own private driveway giving access to a hard standing parking area for 3+vehicles and gated pedestrian access leading to the rear of the property.

Upon entering the grounds of Gum Tree Cottage from the driveway leading up to the parking area there are steps down to the large entrance reception porch. From the porch there is a door into the dual aspect lounge diner with a feature log burner and a set of double doors leading out onto the property's gardens.

Off the lounge diner is a door into Bedroom 3 (currently used as a craft room/study), then a square archway leading from the lounge diner to the kitchen breakfast room, which has ample space for a good sized dining table and chairs, with a range of base and wall units, fitted storage, dual aspect windows with views over the front and back of the property.

Off the kitchen breakfast room there is a carpeted staircase leading up to the first floor and also a door leading into the rear porch which gives access out to the surrounding gardens and summer house.









Taking the stairs up to the first floor there is a spacious, bright landing with two uPVC double glazed windows offering plenty of natural light and views up to the surrounding hillside.

From the landing there are two bedrooms, the master bedroom is situated to the far end with dual aspect double glazed windows, spacious double bedroom, plenty big enough to be divided into two rooms if required with fitted wardrobes to one wall and views down to the garden and Laxey River.

Bedroom 2 is also a good sized double bedroom with built in storage. The family bathroom comprises panelled bath, with wash hand basin and W.C. In addition there is also a large family shower room with walk in shower cubicle, wash hand basin and W.C. plus alcove area for washing machine and tumble dryer to be stacked.

Externally the property's grounds have been landscaped and maintained to a superb standard with a large lawned area directly off the lounge diner also accessed from the property's driveway. Storage sheds to one end of the garden, mature raised beds and shrub borders with a footpath leading up to a charming summer house which could be utilised as an office space or external entertaining area.

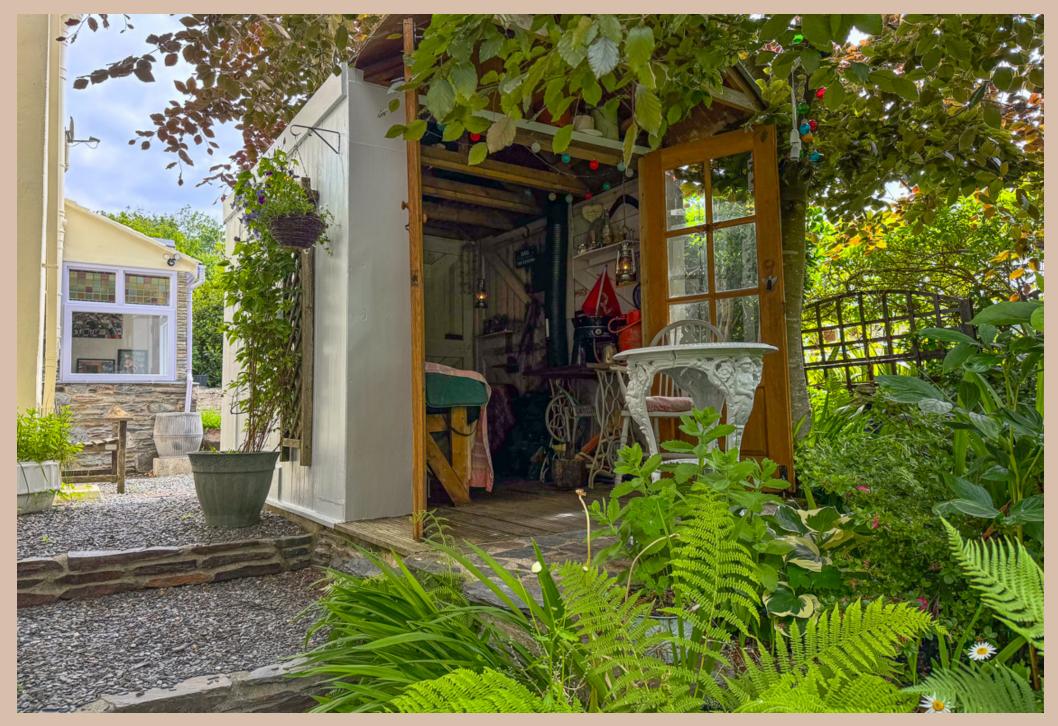
Gum Tree Cottage benefits from complete privacy with the convenience of being able to walk to Laxey School, Laxey beach, local coffee shops and restaurants. In addition to this it's a 10 minute walk from Laxey Village, the Co-op and bus routes allowing easy access into Douglas and Ramsey. To appreciate the space and square footage on offer and the exceptional condition that the current owners have maintained, a viewing is a must.







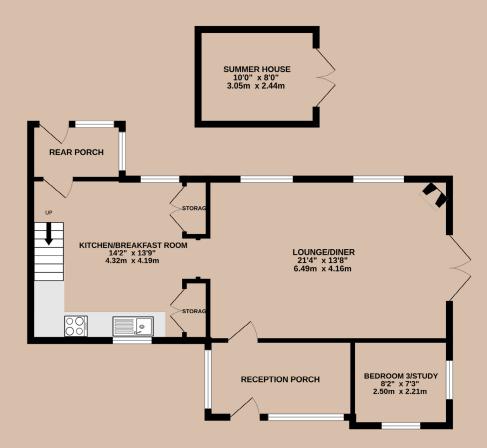




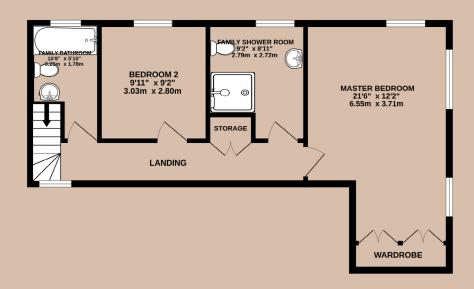




## GROUND FLOOR 736 sq.ft. (68.4 sq.m.) approx.



# 1ST FLOOR 542 sq.ft. (50.3 sq.m.) approx.



## TOTAL FLOOR AREA : 1278 sq.ft. (118.7 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. Made with Metropix ©2024

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TO ARRANGE A VIEWING: Call: 01624 645 555 Email: hello@blackgracecowley.com

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