



ASKING PRICE

£665,000

THE DETAILS

 3     2     2



Adwalton, Clay Head Road

Baldrine

£665,000

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD



PROPERTY DETAILS FOR  
**Adwalton, Clay Head Road, Baldrine**





















PROPERTY DETAILS FOR

## Adwalton, Clay Head Road, Baldrine

### THE DESCRIPTION

- Substantial detached house over 3 levels in an elevated position in Baldrine
- Panoramic views from Snaefell to Laxey beach
- 2 Reception Rooms, 3 Bedrooms and 2 Bathrooms
- Single Garage and home office on the lower level
- Oil fired central heating and uPVC double glazing
- Gardens extending to 0.4 of an acre
- Private Sun Terrace with stunning views
- Off street parking for 3 to 4 vehicles
- No onward chain

### THE PROPERTY

Black Grace Cowley are delighted to offer Adwalton on Clay Head Road to the market. This substantial period property in Baldrine situated in an elevated position with spectacular views from Snaefell to Laxey Beach and beyond. Upon entering the grounds to the property there is an L-shaped driveway which would accommodate 3 to 4 vehicles quite comfortably. The house itself is, accessed from the front driveway via a uPVC double glazed door leading into the Entrance Hall. Off the Entrance Hall, is a ground floor W.C. Built in storage cupboard, beneath the turning staircase that leads up to the first floor. Straight on is a door into a large bay fronted Lounge, which has a period feature fireplace, substantial bay window with spectacular rural views towards Snaefell and a set of uPVC double glazed French patio doors giving access out to a private Sun Terrace. From the Lounge, is an arch opening that leads to the Dining Area, the Lounge Diner has triple aspect windows with plenty of natural light, the dining area also has a feature fireplace and door giving access into the fitted Kitchen. The Kitchen can also be accessed from the property's Entrance Hall, fitted with a range of matching wall and base units with laminate tops, built in appliances and a double glazed window to front aspect.

Take the stairs up to the first floor landing where there are 3 Bedrooms and the Family Bathroom. The Master Bedroom is a large and spacious bedroom with built in wardrobes to one wall, stunning sea views and open access to what is currently used as a Study but would make a fantastic Dressing Area. Off the Dressing Area, is a door into the En Suite Shower Room, which has a walk in shower, wash hand basin and W.C. Bedrooms 2 and 3 are both generous sized double bedrooms, again with plenty of natural light and stunning views. In addition to the bedrooms, is the Family Bathroom comprising of a panelled bath, wash hand basin and W.C. On the landing is a loft hatch with drop down ladder giving access to an extremely spacious attic area with potential for converting subject to local planning permission.

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Externally, is a single Garage on the lower ground floor which is accessed from the property's driveway with bifold doors and houses the oil fired central heating boiler and pressurized hot water cylinder. There is also access to what has previously been used as a Home Office, with a picture window that stretches the full length of the room, power, lighting and stunning sea views with additional views across the property's gardens. External staircase that leads up to the Sun Terrace, which is also accessed off the Living Room. The Sun Terrace is approximately 22 ft long and 8 ft deep, providing a beautiful outdoor seating area taking in the views that Adwalton has to offer. In addition to this are extensive grounds that consist of tiered lawned gardens with mature tree and shrub line borders. Greenhouse, storage Shed and the lower boundary is beside the glen offering total privacy to the rear. The property has been maintained to an excellent standard through and occupied by the current owner for approximately 30 years, so this is a rare opportunity to purchase what is a stunning home in a superb position in Baldrine.

To truly appreciate the space that's on offer, the views, the gardens and the immediate location, please call Black Grace Cowley to organise a viewing on (01624) 645555 (option 1) or email [hello@blackgracecowley.com](mailto:hello@blackgracecowley.com)

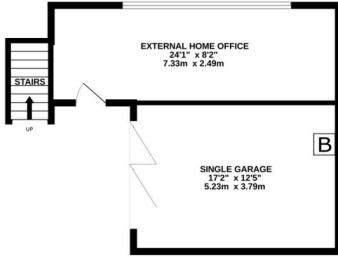
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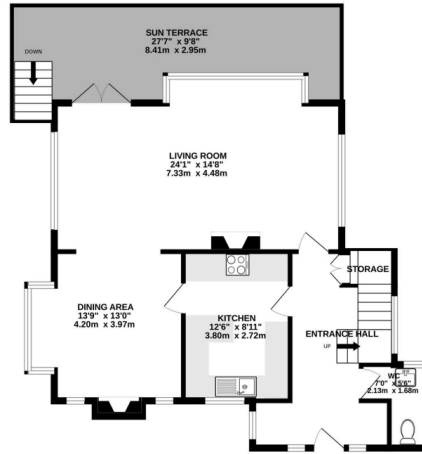


# FLOORPLAN

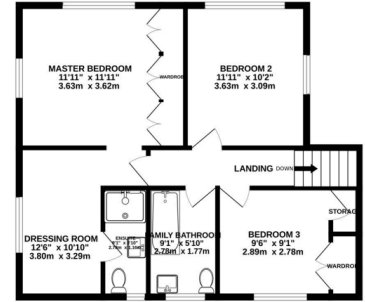
LOWER GROUND FLOOR  
 433 sq.ft. (40.3 sq.m.) approx.



GROUND FLOOR  
 756 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR  
 642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 1831 sq.ft. (170.1 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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