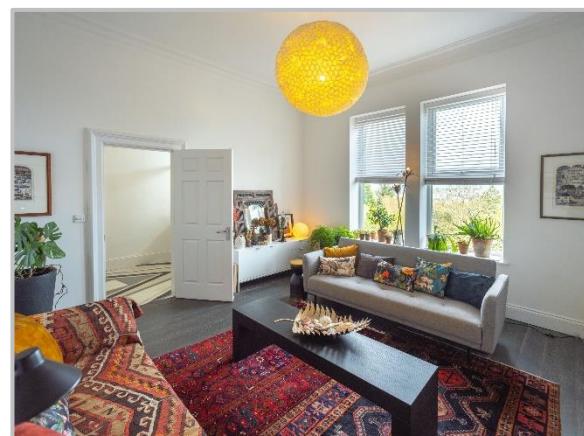




www.chrystals.co.im

Eaglehurst, The Crescent East, Ramsey, IM8 2JN
Asking Price £785,000

A distinctive double fronted semi-detached Edwardian town house extending to circa 4,500 sq ft, which has been lovingly and sympathetically renovated and conforms to modern building standards, resulting in light and spacious contemporary living, yet retaining the grandeur of the traditional home with high ceilings and large windows. The property has been fully re-roofed, re-pointed, re-wired, re-plumbed, double glazed, all external walls insulated with Kingspan, all internal walls formed with metal studs. Standing proud in an elevated position, enjoying far reaching views across Ramsey to the sea and up to the Point of Ayre. Our clients' exacting standards show with the spectacular finishes throughout. The versatile layout provides a wonderful home for the widest possible audience, with scope for provision of self-contained living space on the lower ground floor. We strongly recommend a viewing to fully appreciate just how special this property is.



LOCATION

From entering Ramsey off The Mountain Road, turn right into Lheaney Road and third on the right onto Crescent Road. Follow up and bear left into The Crescent East and the property can be found towards the top on the right hand side. There is a public parking bay opposite the house.

UPPER GROUND FLOOR

Outside steps with wrought iron balustrade lead up to the entrance.

ENTRANCE VESTIBULE

6' 7" x 5' 5" (2m x 1.65m)

Entrance door. Fan light. Stained glass side lights. Tiled floor.

ENTRANCE HALL

18' 1" x 6' 7" (5.5m x 2m)

Radiator. Access staircase to lower ground floor. Period style radiator. Contemporary design painted wooden floor.

CLOAKROOM/WC

New contemporary suite with Duravit WC and wash hand basin with tiled splashback. Extractor.

SITTING ROOM

15' 1" x 14' 9" (4.6m x 4.5m)

Heta Inspire 5kW Log burner with Manx stone hearth. 2 uPVC double glazed windows affording views out across to the Point of Ayre. Period style radiator. Ted Todd engineered oak flooring.

DINING ROOM

19' 8" x 17' 1" (6m x 5.2m) into Bay

Heta Inspire 5kW Log burner with Manx stone hearth. Coved ceiling and ceiling rose. Bay window affording views over to the Point of Ayre. 2 period style radiators. Square opening to open plan kitchen.

KITCHEN

17' 5" x 12' 10" (5.3m x 3.9m)

Contemporary kitchen units to base and wall level with Blanco sink and mixer tap. Neff twin fan assisted ovens (one steam/one conventional) and 5 ring gas hob with extractor. Concealed Grohe Blue filtered water system and Coffee station. Central Island unit. Dekton work surface areas. Wine rack. Neff Integrated fridge and dishwasher. Down lights. Ted Todd engineered flooring. Glazed door to outside.

LOWER GROUND FLOOR

This currently comprises three separate areas with outside door leading to Kitchen/Boot Room with large sink and two radiators. Beyond is a large inner hallway with pantry/wine cellar and under stair storage area. Opposite the Boot Room is a large through room that could be utilised as games/media room and further area plumbed for sauna/gymnasium. Alternatively, this lower level could be made into a self-contained studio apartment. There is an internal staircase leading up to the upper ground floor.

Games Room 5.6m x 4.3m Gym Area 4.3m x 4.4m Inner Hall 1.77m x 1.77m Boot Room 2.99m x 4.30m

FIRST FLOOR: LANDING

Radiator. Coved ceiling. Contemporary design painted floor boards to landing and staircase.

MASTER BEDROOM SUITE

11' 2" x 14' 1" (3.4m x 4.3m)

Bay window with views over Ramsey Bay. Ted Todd engineered oak flooring. Period style radiator. Full headboard divider with integrated storage, cupboards, drawers and display area.

DRESSING ROOM

10' 2" x 7' 3" (3.1m x 2.2m)

Period style radiator.

LAUNDRY ROOM

5' 7" x 3' 11" (1.7m x 1.2m)

Bosch washing machine/condensing tumble dryer. Tiled floor. Power. Extractor.

ENSUITE BATHROOM

Two Duravit vanity wash hand basins with Hans Grohe fitments, separate cubicle wc and separate double shower cubicle with fully tiled walls. Bath tub. Under floor heating. 2 heated towel rails. Contemporary tiling. Two extractors. Toothbrush charger & shaver socket.

SITTING ROOM/BEDROOM

15' 1" x 14' 9" (4.6m x 4.5m)

Heta Inspire 5kW Log burner. Fitted 3/4 Height book case. Views to Ramsey and Point of Ayre. Stained wooden floorboards. 2 period style radiators.

SHOWER ROOM

WC, shower cubicle and Duravit wash hand basin. Tiled floor and walls. Heated towel rail. Under floor heating.

SECOND FLOOR

Velux roof lights. Period style radiator. Landing.

BEDROOM

12' 10" x 10' 2" (3.9m x 3.1m)

2 velux roof lights. Radiator.

ENSUITE BATHROOM

Bath tub, shower cubicle, WC and wash hand basin. Concealed Storage (behind mirror). Toothbrush charger & shaver socket. Heated towel rail. Tiled walls and contemporary design tiled floor. Under floor heating.

BEDROOM/STUDIO

22' 0" x 14' 9" (6.7m x 4.5m)

Exposed vaulted beamed ceiling. Radiator. 5 velux roof lights. Sink. Stained wooden floor boards. Opening to Bedroom/Office.

BEDROOM/OFFICE

18' 8" x 17' 1" (5.7m x 5.2m)

Vaulted high pitched ceiling with exposed beams. 2 velux roof lights. Period style radiator. Dormer window with views to Point of Ayre. Stained wood floorboards.

OUTSIDE

The property is approached via a gated entry and pathway with space to park a car. To the side, steps leads up to a raised kitchen garden with beds and easily managed lawn area. The garden is stocked with fruit trees, shrubs, perennials, vegetables, etc. The front has steps leading up to the front door. There is a public layby opposite the house providing additional and ample spaces for parking.

SERVICES

Mains water, electricity and drainage. Oil central heating. Fibre Broadband connected.

VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

POSSESSION

Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be

incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.

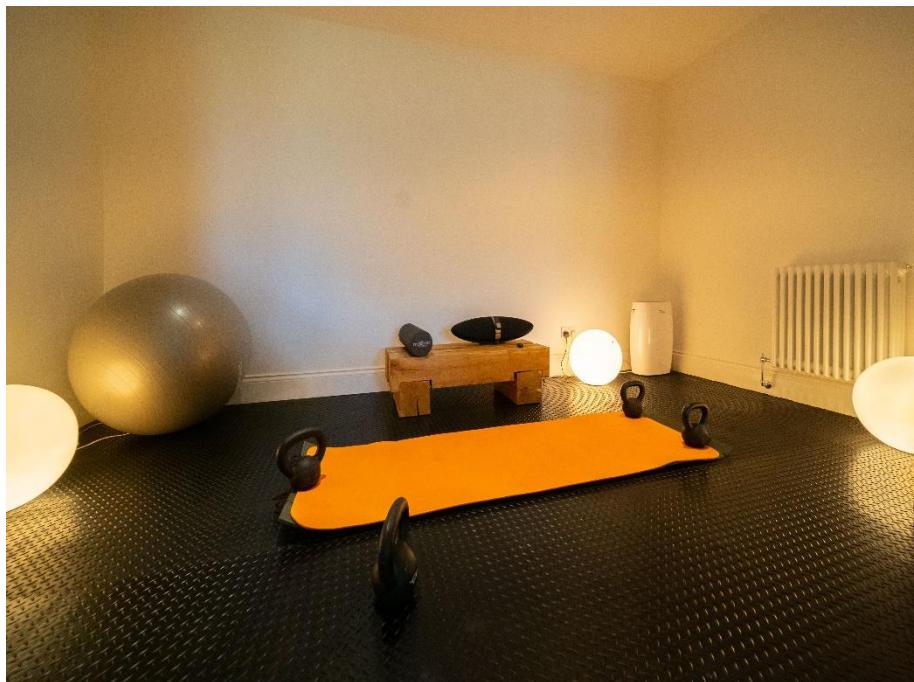
FURNISHINGS

The property could be available with Full/Part furnishing by separate negotiation.





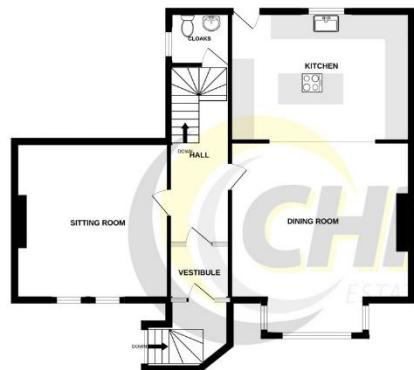




LOWER GROUND FLOOR



UPPER GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Since 1854

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