



A stunning 'frontline' sea side property in the much admired village of Port e Vullen. Stoneleigh offers a wonderful blank canvas for modernisation, extension or replacement subject to necessary consents. Stoneleigh was originally configured with three bedrooms, the current layout contains two. The property comprises; large detached stone built dwelling, detached double storey manx stone barn measuring 8m x 6m and lawned garden onto the world class views over Port e Vullen Bay. This could be a once in a lifetime renovation for the right buyer.



LOCATION

From Ramsey take the A2 Coast Road towards Laxey and take the first turning down into Maughold and over the tramlines. The property can be located on the left hand side, clearly identified by our For Sale Board and opposite the phone box.

GROUND FLOOR

PORCH

8' 6" x 4' 7" (2.6m x 1.4m)

HALLWAY

Stairs up to first floor.

LOUNGE 13' 9" x 12' 2" (4.2m x 3.7m)

Woodburner.

DINING ROOM/SNUG

11' 6" x 6' 7" (3.5m x 2m)

KITCHEN

13' 9" x 12' 6" (4.2m x 3.8m)

Oil fired Rayburn cooking range had provided facilities for cooking and heating.

REAR PORCH

UTILITY ROOM / WC

5' 11" x 4' 3" (1.8m x 1.3m)

FIRST FLOOR

LANDING

BATHROOM

Green 3 piece suite.

BEDROOM 1

15' 5" x 13' 1" (4.7m x 4m) Max

Double room. 2 built in wardrobes. Access to loft space.

BEDROOM 2

11' 10" x 13' 9" (3.6m x 4.2m)

Double room with fitted wardrobes to one wall.

OUTSIDE

Low maintenance front garden with hedging to boundary and mature shrubs. The rear garden is mostly laid to lawn. There is a sheltered patio area. Double storey manx stone barn 8m x 6m (structural and development assessment available) but currently used for vehicle and other storage. There is direct beach access, the upper section of the path leading to the beach has been cleared but caution should be advised to the lower section.

ACCESS

The property owns half of a shared driveway (with the neighbour owning the other half) giving vehicular and pedestrian access to the rear of the property.

SERVICES

Mains electric and water. Oil central heating via the Rayburn. Hot water via Range/immersion heater. Private drainage via septic tank in common with properties in the area.

VIEWING

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

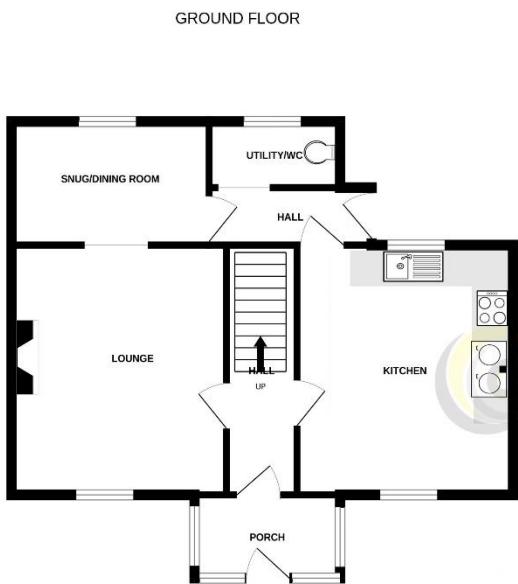
POSSESSION

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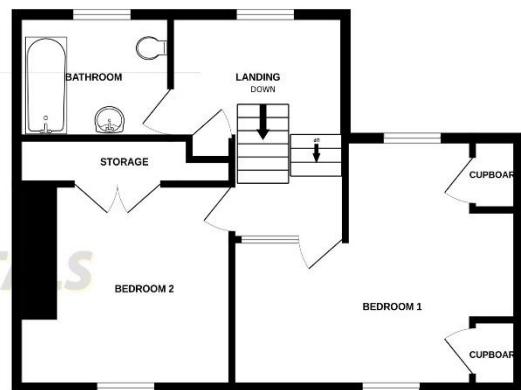




House

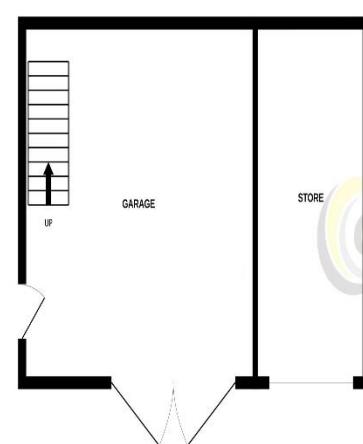


1ST FLOOR

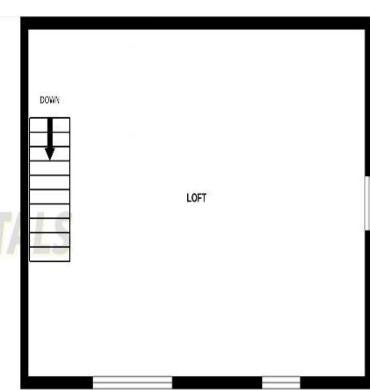


Barn

GROUND FLOOR



1ST FLOOR



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

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