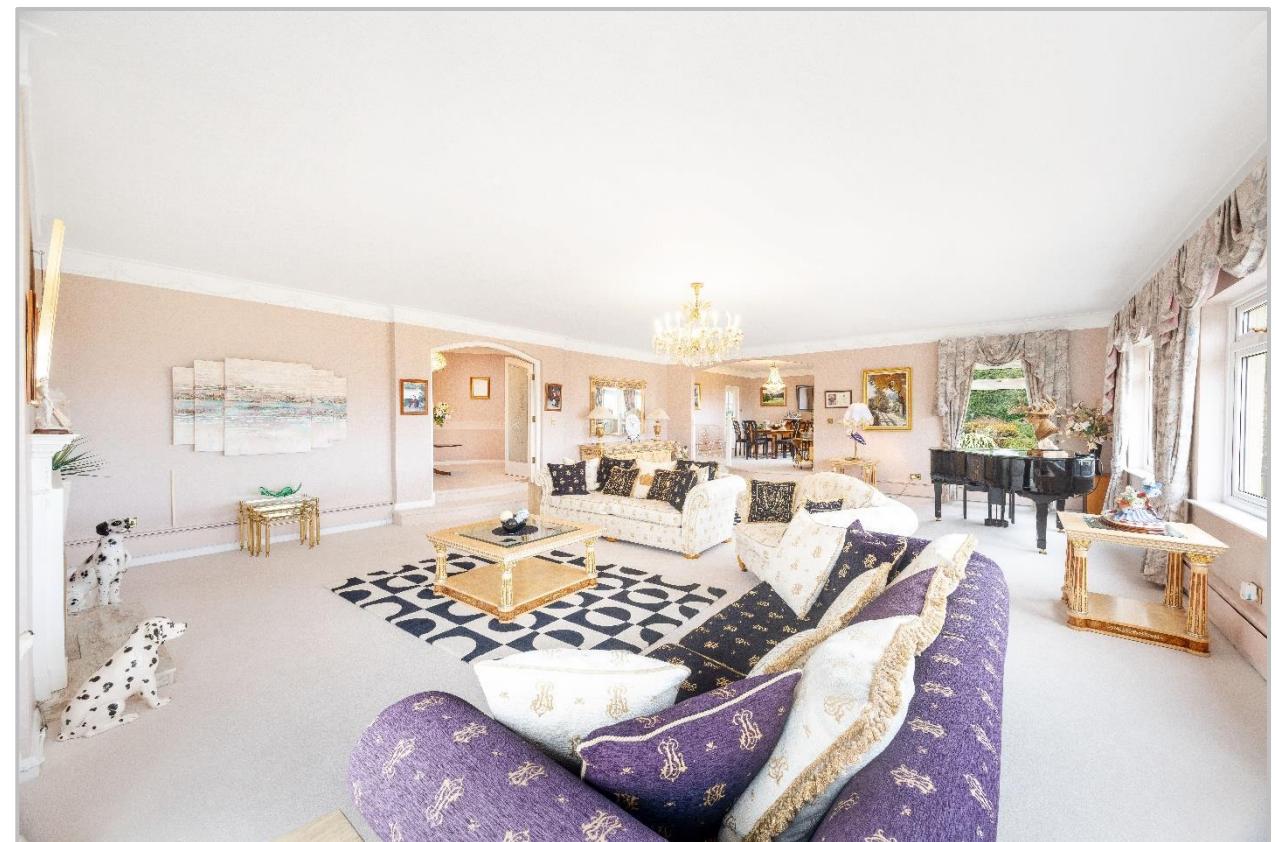




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Pleasant View, Glentramman, Lezayre, IM7 2AS
Asking Price £1,700,000

Chrystals proudly presents Pleasant View, a truly exceptional detached property commanding an elevated position with spectacular views across six acres of meticulously maintained gardens and the picturesque northern plain. This immaculate residence exudes quality, boasting a superb high standard of finish throughout. A spacious annexe, complete with a garage and convenient interconnecting staircase, adds to the allure of this delightful home. Inside, discover a grand entrance hall, a cloakroom/WC, a comfortable sitting room, a dedicated study, and an impressive drawing room leading to a sun-drenched terrace – perfect for soaking in the stunning vistas. The open-plan design seamlessly connects the drawing room to a dining area and a beautifully appointed kitchen featuring a central island and breakfast dining area, all bathed in natural light from a striking glass lantern roof. A rear hall, utility room, and a charming family room with a cathedral-style window



showcasing the rural landscape complete the ground floor. Upstairs, the master bedroom boasts French doors to the sun terrace, a dressing area, and a luxurious en-suite with a walk-in shower. Two further bedrooms, each with their own en-suite facilities, provide ample space for family or guests. The self-contained annexe features a comfortable sitting room, a large lounge with captivating views, a fitted kitchen with breakfast bar, a dining room, two double bedrooms, a family bathroom, and valuable storage space.

Outside, be enchanted by the stunning, well-kept gardens adorned with mature trees, vibrant shrubs, a delightful pond, and a serene seating area beneath a pergola. The property also benefits from oil-fired central heating, private drainage, and ample parking. Pleasant View offers a rare opportunity to acquire a truly exceptional home in a highly desirable location.

LOCATION

From Parliament Square travel West along the A3 Lezayre Road towards Sulby. Pass Lezayre Church and the turning for the Garey Ford and the property can be located as short distance on the left hand side.

PORCH

Tiled floor. Ceiling light. Boarded walls. Double doors with featured etched design open to

HALLWAY

Coved ceiling. Carpeted floor. 4 ceiling lights. 2 radiators. 4 pendant lights. 2 display niches with shelving. Multiple plug sockets. Stairs leading to lower ground floor annex.

STUDY

9' 9" x 8' 11" (2.97m x 2.73m)

Coved ceiling. Carpeted floor. uPVC double glazed window to rear aspect. Multiple plug sockets. Ceiling light.

CLOAKROOM

9' 2" x 8' 11" (2.8m x 2.73m)

WC and pedestal wash hand basin. Tiled floor. Opaque uPVC double glazed window. Radiator. Coved ceiling. Ceiling light. Built-in cloaks cupboard with hanging space. Wall mounted mirror with light above.

BEDROOM 2

16' 10" x 12' 8" (5.13m x 3.85m)

Carpeted floor. Coved ceiling. Ceiling light. Multiple plug sockets. Fitted mirrored wardrobes with shelving and hanging space. Radiator. Large uPVC double glazed window to rear aspect.

ENSUITE BATHROOM

Modern white four piece comprising WC and his and her pedestal wash hand basin with mirrors above. Enclosed corner shower cubicle. Fully tiled walls and floor. Coved ceiling. LED downlights. Extractor fan. Radiator. Opaque uPVC double glazed window.

BEDROOM 3

16' 10" x 15' 11" (5.13m x 4.85m)

Currently utilised as a dressing room with walls of wardrobes with hanging and shelves. Niche with dressing table and mirror. Carpeted floor. Coved ceiling. LED downlights. Radiator. Large uPVC double glazed window to rear aspect. Multiple plug sockets.

ENSUITE BATHROOM

Newly fitted suite comprising panelled bath with screen and shower attachment, WC and pedestal wash hand basin with mirror above. Chrome heated towel rail. Opaque uPVC double glazed window. LED downlights. Extractor fan. Fully tiled walls and floor.

MASTER BEDROOM

18' 8" x 15' 10" (5.68m x 4.82m)

Coved ceiling. Multiple plug sockets. Ceiling rose and light. 2 uPVC double glazed windows with pleasant views over front garden. uPVC double doors opening onto Sun Terrace. LED downlights above dressing table area. Archway to

DRESSING ROOM

2 fitted wardrobes with shelving and hanging space. Coved ceiling. Coved ceiling. Ceiling light. Radiator. uPVC double glazed window to front aspect.

ENSUITE SHOWER ROOM

Large walk-in shower with glass screen. WC and vanity wash hand basin with mirror above. Fully tiled walls and floor. Arched opaque uPVC double glazed window. Coved ceiling. LED downlights. Extractor fan. Heated towel rail.

DRAWING ROOM

31' 5" x 24' 6" (9.57m x 7.47m)

Double doors with etched glazed panels. Steps down. Dual aspect with 3 large picture windows to front aspect offering uninterrupted views over the northern plains. uPVC glazed window to the side. uPVC double glazed patio doors leading to Sun Terrace. Chandelier. Carpeted floor. Ornate coving. Multiple plug sockets. Feature fireplace with granite hearth, wooden surround and inset electric fire. Radiator skirting. Archway with steps leading to

DINING ROOM

23' 3" x 15' 5" (7.09m x 4.71m)

3 uPVC double glazed windows to front aspect overlooking garden. Carpeted floor. Ornate coving. Chandelier. Multiple plug sockets. Radiator skirting. Part glazed door to

KITCHEN/BREAKFAST ROOM

23' 10" x 23' 0" (7.26m x 7.01m) max

Excellent range of high gloss fitted base, wall and drawer units with granite worktops. Incorporating 2 bowl unit with drainer and mixer tap. Integrated appliances include Siemens double oven/grill and combination microwave/ Neff 4 ring halogen hob with Neff extractor

above. Neff dishwasher. Complimented with granite upstands, splashbacks and undercounter lighting. Space for fridge freezer. Island unit with granite worktop with base level units and wine racks. Multiple plug sockets. Large picture window to front aspect and rear. Atrium ceiling window with blinds. Amtico flooring with underfloor heating. Space to table and seating.

SNUG

16' 0" x 14' 6" (4.87m x 4.43m)

Carpeted floor. Large uPVC double glazed window to rear. Radiator. LED downlights. Coved ceiling. Multiple plug sockets. Storage cupboard. Airing cupboard housing megaflow.

INNER HALL

Amtico flooring. uPVC double glazed door to outside. Underfloor heating.

UTILITY

9' 3" x 8' 11" (2.83m x 2.72m)

Amtico flooring. High gloss base units with granite worktops over. Stainless steel sink unit with mixer tap and drainer. Granite upstands. Plumbed for washing machine and dryer. uPVC double glazed window. uPVC double glazed door. Ceiling light. Multiple plug sockets. Underfloor heating.

SUNROOM

20' 8" x 15' 11" (6.29m x 4.86m)

Amtico flooring. Feature arched picture window with spectacular views to the front

aspect and windows to the side and rear. Underfloor heating.

LOWER GROUND FLOOR

Currently used as an annex.

HALLWAY

uPVC double glazed patio doors. Coved ceiling. Staircase leading to upper floor with storage cupboard under. 2 ceiling lights. 2 radiators.

INTEGRAL DOUBLE GARAGE

20' 10" x 20' 3" (6.34m x 6.17m)

Electric up and over door. 3 ceiling lights. Plumbed for washing machine and dryer. Water tap.

SITTING ROOM

20' 5" x 19' 7" (6.22m x 5.98m)

Coved ceiling. Laminate flooring. Radiator. LED downlights. 4 wall lights. Multiple plug sockets.

LOUNGE

22' 10" x 15' 0" (6.97m x 4.58m)

Carpeted floor. 2 radiators. 3 uPVC double glazed windows to front aspect. Coved ceiling. Multiple plug sockets. 2 ceiling lights.

DINING ROOM

15' 3" x 14' 4" (4.65m x 4.37m)

Laminate flooring. 3 pendant lights. Radiator. Coved ceiling.

KITCHEN/BREAKFAST ROOM

20' 10" x 10' 0" (6.34m x 3.05m)

Modern comprehensive range of high gloss wall and base units with drawers and laminate worktops. Incorporating composite sink unit with mixer tap and drainer. Quality Neff appliances including double oven/grill and combination microwave. 3 ring halogen hob with extractor over. Integrated dishwasher and space for fridge freezer. Laminate upstand and splashbacks. Multiple plug sockets. LED downlights. Coved ceiling. Vertical radiator. Large uPVC double glazed picture window overlooking the garden. Part glazed uPVC door to outside. Laminate flooring.

FAMILY BATHROOM

Modern white suite comprising corner panelled bath with shower attachment over, WC and pedestal wash hand basin with mirror above. Chrome heated towel rail. Large airing cupboard with shelving. Fully tiled walls and floor. Opaque uPVC double glazed window.

BEDROOM 2

15' 0" x 14' 8" (4.58m x 4.48m)

Carpeted floor. Radiator. Large uPVC double glazed window to front aspect. Coved ceiling. Ceiling light. Multiple plug sockets.

BEDROOM 1

14' 8" x 11' 7" (4.46m x 3.52m)

Carpeted floor. Radiator. Large uPVC double glazed window to side aspect. Coved ceiling. Ceiling light. Fitted mirrored wardrobes to one wall. Multiple plug sockets.

STUDY/STORAGE ROOM

OUTSIDE

Approached from the main road via pillars which leads you up the tree lined tarmac driveway. This leads to the garage and a large parking area to the side and follows behind the house leading to an additional parking area. Retained wall to rear with mature shrubs. To garden leads down to the main road and is planted with mature trees affording privacy and planted beds with mature shrubs, palm trees etc. From the front of the house are single steps leading down to the perfect entertaining area, with paving laid around a pond with flower borders, pergola and raised planting. Large paved steps are illuminated to lead to the large lawned area.

SERVICES

Mains water, electricity and drainage. Oil central heating.

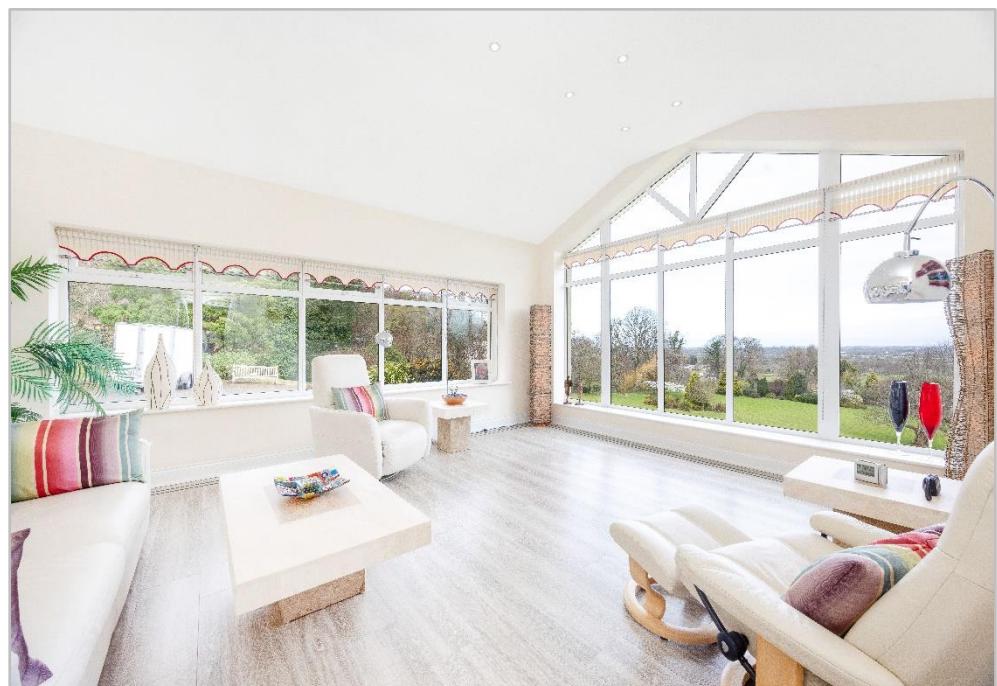
VIEWING

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

POSSESSION

Vacant on completion. 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.

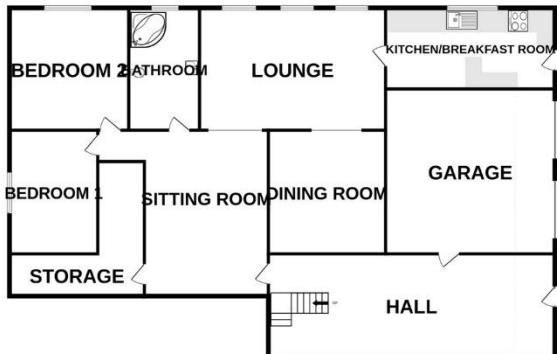
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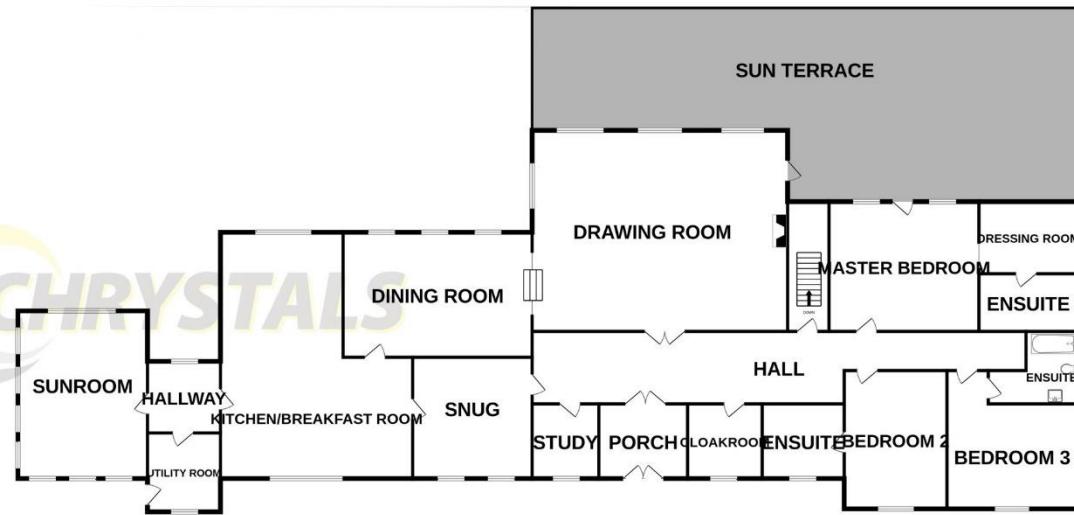




LOWER GROUND FLOOR



GROUND FLOOR



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

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