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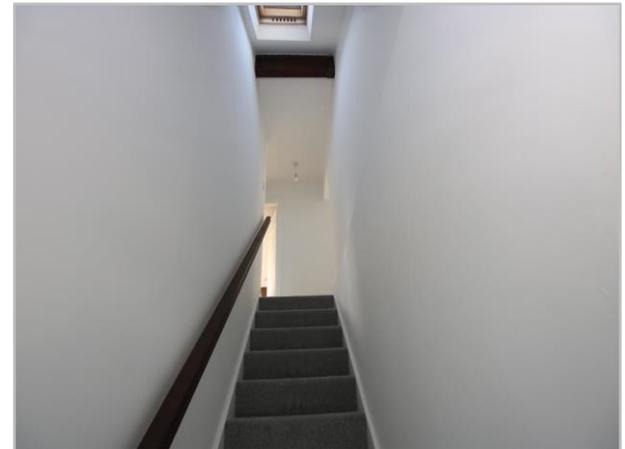
Kates Cottage, South Cape, Laxey, IM4 7BY  
**Asking Price £412,050**

## Kates Cottage, South Cape, Laxey, IM4 7BY

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Tucked away in a quiet backwater overlooking the tramline and above Laxey Harbour is this fully refurbished detached three bedroom dormer bungalow. There is a lounge, dining room, breakfast kitchen and sunroom across the front affording open aspects. There is a new bathroom and upper floor cloaks/wc. Kates Cottage is offered with vacant possession and has recently been reduced in price. Two car spaces to the front and raised unmade garden at the rear with access up to the main road.





## LOCATION

From Douglas travel north of the Coast Road through Laxey. Pass the Fairy Cottage filling station towards South Cape then take the sharpe turning sharp right onto Lhergy Graw and proceed down the hill, immediately before the tramlines turn right and Kates Cottage will be found on the right hand side.

## **ENTRANCE**

Steps lead up to the entrance.

## **SITTING ROOM** 15' 9" x 12' 4" (4.8m x 3.75m)

Good sized room with fabulous views from a large picture window. Fireplace with York Stone hearth. Understairs storage cupboard. 2 radiators. Doors to sunroom, kitchen and dining room.

## **SUNROOM** 15' 10" x 6' 0" (4.82m x 1.82m)

Fantastic bright space, taking full advantage of the wonderful views. Overlooking tramlines. Stairs to first floor. Opening to dining room.

## **DINING ROOM** 12' 0" x 10' 6" (3.65m x 3.21m)

Bright room with window to side aspect. Radiator. Enjoying further natural light from the sunroom.

## **KITCHEN** 14' 9" x 13' 1" (4.49m x 4m)

Bright and airy kitchen with white wall and base units. Worktops incorporating 1 ½ bowl stainless steel sink. Space for cooker. Extractor hood. Plumbing for washing machine. White tile splashbacks. Grey wood effect laminate flooring. Worcester oil fired central heating. Radiator. Door to rear garden.

## **BATHROOM** 7' 11" x 5' 11" (2.41m x 1.81m)

White suite comprising bath with hand held shower attachment, sink and toilet. Radiator. Opaque glazed window to rear aspect.

## **FIRST FLOOR: LANDING**

Bright landing with Velux window. Storage cupboard. Radiator.

## **BEDROOM 1** 18' 8" x 13' 9" (5.7m x 4.2m)

Good sized bright room with large window to front aspect, enjoying fantastic views. Further window to rear aspect. Exposed feature beams. Radiator.

## **BEDROOM 2** 10' 7" x 10' 2" (3.22m x 3.1m)

Bright room with window to front aspect. Exposed feature beams. Radiator.

## **BEDROOM 3** 13' 11" x 9' 9" (4.25m x 2.97m)

Bright room with window to rear aspect. Exposed feature beams. Radiator.

## **CLOAKROOM/WC** 7' 1" x 5' 1" (2.17m x 1.56m)

Suite comprising toilet and wash hand basin. Exposed beam. Radiator. Opaque glazed window to rear aspect.

## **OUTSIDE**

Front: Parking apron for up to 2 cars. Narrow lawn. Path up to the gate from main road. Steps up to property. Rear: Paved areas. Steps up the sloped garden.

## **SERVICES**

Mains water, electricity and drainage. Oil fired central heating.

## **VIEWING**

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

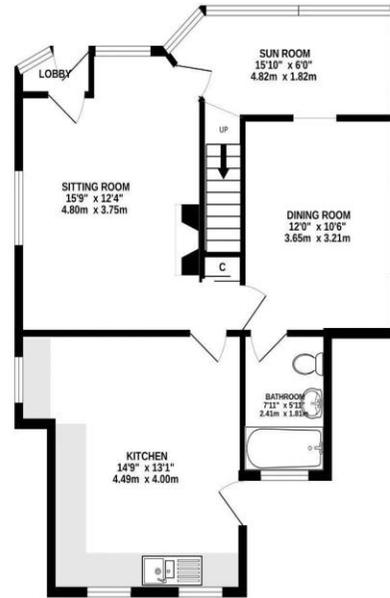
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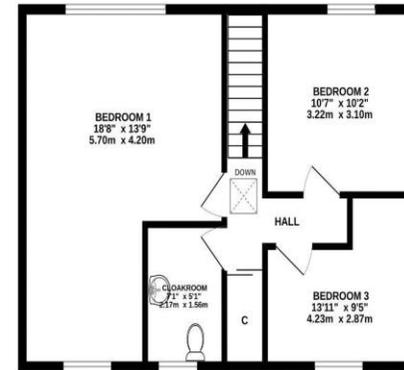




GROUND FLOOR



1ST FLOOR



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 errors, 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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