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Reayrt Ny Marrey, Ballakinnag Road, Smeale, IM7 3ED  
**Asking Price £1,095,000**



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A wonderfully characterful detached country home in a glorious setting, minutes walk from Smeale beach. Very spacious family accommodation extending 4 reception rooms, 4/5 bathrooms (3 with en-suite), family bathroom, 2 garages and a conservatory. Versatile multi-generational potential with a further 2 bedroom self contained annex. Generous plot of circa 0.75 acres with large flat lawn and private rear garden, boasting composite decking and a wonderful double spa pool. Viewing is essential of this lovely home.



## LOCATION

From Ramsey travel north along the A9 towards Andreas. Instead of turning towards the village continue on the Oatlands Road until you reach the roundabout. Continue straight ahead on the Smeale Road until you reach the Coast Road. Turn right and take the next left onto the Ballakinnag Road. The property can be identified by our For Sale Board a short distance along on the right hand side.

## ENTRANCE PORCH

## CLOAKROOM

WC and wash basin.

## SNUG

19' 0" x 14' 11" (5.79m x 4.54m)

Feature Stone fireplace and hearth with multi fuel stove. Wooden beams. Wall lights. Stairs leading to first floor. Window to front and rear aspects.

## SITTING ROOM

17' 11" x 14' 11" (5.46m x 4.54m)

Coved ceiling. Fireplace with marble hearth. Bow window to side aspect. Downlights and wall lights. Arch through to

## DINING ROOM

17' 5" x 4' 0" (5.30m x 1.22m)

Coved ceiling. Downlights. Double glazed french doors leading to Gym. Two windows to side aspect. Door leading to rear lobby.

## SUNROOM / CONSERVATORY

Through double doors to a bright conservatory with westerly aspect. Double doors to outside.

## GYM

23' 10" x 10' 6" (7.26m x 3.20m)

Laminate flooring. Glazed atrium. Windows to rear. Doors leading Shower Room and Garden Room.

## SHOWER ROOM

Corner shower cubicle. Vanity wash hand basin with drawers below. and WC. Mirror. Wall mounted hairdryer. Tiled walls and floor. Downlights.

## GARDEN ROOM

18' 0" x 13' 3" (5.48m x 4.04m)

Laminate floor. Ceiling fan. Windows overlooking rear garden. French doors leading to outside patio area.

## KITCHEN

13' 11" x 21' 0" (4.24m x 6.40m)

Extensive range of fitted farmhouse style units with base and eye level units and drawers with granite worktops. Island unit with cupboards and wine rack. Oil fired Aga. Built-in oven/grill and microwave. Plate rack. Belfast sink with mixer tap. Integrated fridge freezer. Pull out Larder unit. Dresser unit. Wooden beams to dining area. Window to front and rear aspect. Downlights. Laminate wood floor.

## INNER HALL

## STUDY

14' 0" x 11' 4" (4.26m x 3.45m)

Coved ceiling. Down lights. Window to rear aspect. Door to outside. Door to

## ENSUITE

Corner shower cubicle. WC and vanity wash hand basin. Tiled walls. Downlights.

## GARAGE 1

Electric up and over double door. Power and light. Tiled floor.

## GARAGE 2

Single garage door. Power & light. Store Room.

## UTILITY

Plumbed for washing machine. Storeroom and airing cupboard. Window to rear aspect. Door to outside.

## FIRST FLOOR

## MASTER BEDROOM

14' 8" x 20' 3" (4.47m x 6.17m)

Coved ceiling. Downlights. Window to rear aspect. Double glazed doors with central window leading out to roof terrace with glazed balustrade. Astroturf with feature chess board. External spiral staircase leads down to rear garden.

## **ENSUITE BATHROOM**

11' 5" x 11' 5" (3.48m x 3.48m)

White heritage suite comprising roll top bath with claw feet and curved glazed shower screen with rain drop head. WC, bidet and wash hand basin. Tiled walls and floor.

## **BEDROOM 3**

10' 5" x 18' 0" (3.17m x 5.48m)

Coved ceiling. Windows to front aspect. Fitted corner wardrobes.

## **FAMILY BATHROOM**

5' 11" x 11' 5" (1.80m x 3.48m)

White heritage suite comprising bath, WC and wash hand basin. Tiled floor. Part tiled walls.

## **BEDROOM 2**

9' 5" x 11' 5" (2.87m x 3.48m)

Window to rear aspect.

## **BEDROOM 1**

15' 11" x 13' 3" (4.85m x 4.04m)

Built-in wardrobes along one wall. Feature circular gable window. Window to front aspect.

## **ENSUITE**

4' 4" x 10' 5" (1.32m x 3.17m)

Corners shower enclosure with multi features jets. Vanity unit with ceramic sink and WC. Tiled walls and floor.

## **THE COTTAGE**

### **LOUNGE**

Window to front and rear aspect. Coved ceiling. Wooden ceiling beam.

## **SUN ROOM**

Laminate wood floor. French doors leading to front. Windows to both sides. 2 velux roof lights.

## **BEDROOM**

Window to rear aspect.

## **ENSUITE**

Large walk in shower. Built in cupboards and drawers with vanity wash hand basin and WC with hidden cistern. Mirror. Fully tiled walls and floor.

## **KITCHEN**

White Shaker style kitchen units with base and eye level with granite worktops. Belfast sink. Electric oven/grill and ceramic hob with extractor above. Tiled splashback. Window to side aspect. Laminate flooring. Coved ceiling.

## **FIRST FLOOR**

### **BEDROOM**

Restricted head height. Velux window with access to external rear spiral staircase.

### **BATHROOM**

White suite comprising panelled bath, shower cubicle, vanity wash hand basin and WC. Tiled walls and floor. Restricted head height.

## **OUTSIDE**

Approached via stone pillar walls with paved In/Out driveway. Large lawned area to front with trees and mature shrubs to sides. Extensive parking area to front of house. Rear garden with large entertaining decked area with hot tub and plenty of seating areas. Large lawn with corner raised deck. Wonderful countryside views.

## **SERVICES**

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

## **VIEWING**

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

## **POSSESSION**

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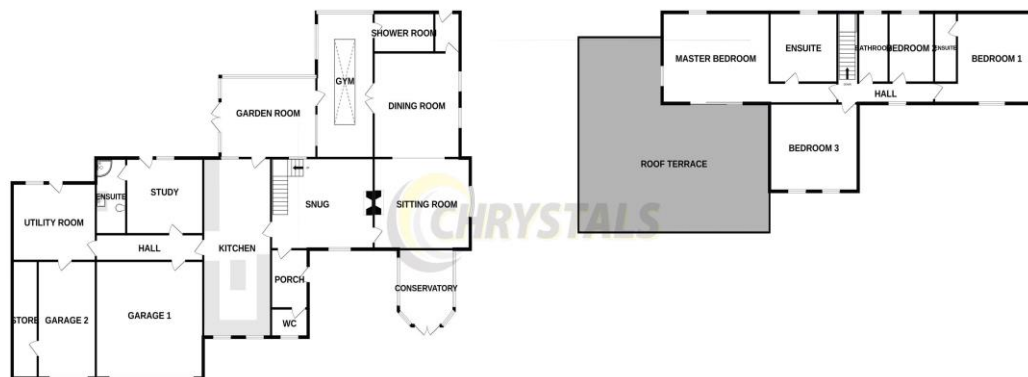




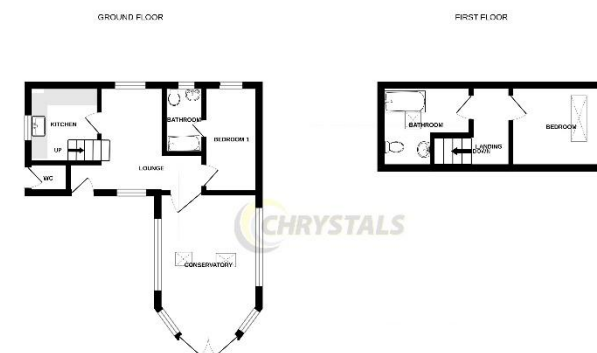








Measurements are approximate. Not to scale. Illustrative purposes only  
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