



ASKING PRICE

£899,000



## THE DETAILS



4



2



3



View Point

Old Laxey Hill, Laxey

£899,000

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

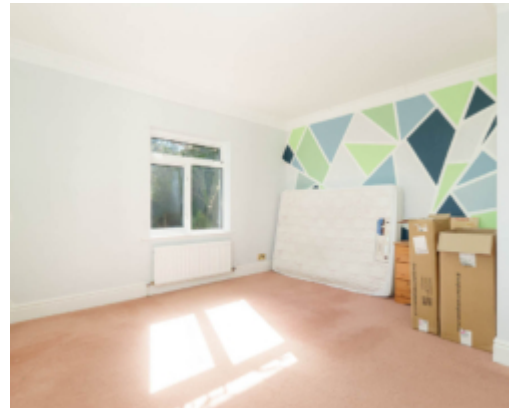
# View Point, Old Laxey Hill, Laxey



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## THE DESCRIPTION

- Detached Coastal Home occupying a generous plot extending to approx. 0.5 acres
- Uninterrupted panoramic views of the sea, stretching from Laxey Harbour and Beach all the way to Clay Head and the Cumbrian hills
- Public footpath right next to the property takes you in just 3-5 minutes to the famous Gelato Shed and Crumble Bar on Laxey Promenade
- Within walking distance to Laxey Beach, local amenities, the Shore Hotel and La Mona Lisa
- 3 Reception Rooms, Kitchen
- 4 bedrooms (2 on the ground floor, 2 on the first floor), 2 Bathrooms
- Detached double garage, off road parking
- Separate home office/workshop
- Guest WC
- Full planning permission granted for remodelling- 24/00366/B (<https://pbc.gov.im/online-applications/applicationDetails.do?activeTab=summary&keyVal=SARB5JIPJFX00>)
- Beautifully maintained mature gardens
- Oil-fired central heating, Double glazing throughout
- No onward chain

## THE PROPERTY

Black Grace Cowley are delighted to bring View Point, Laxey to the market. Occupying one of the most spectacular coastal positions within Old Laxey, View Point is set within a generous plot extending to approximately 0.5 acres. The property itself is a substantial detached family home, extending to approx. 2,750 sq. ft. and enjoys uninterrupted panoramic sea views stretching across to the Cumbrian hills and Clay Head. While enjoying spectacular sea views, the property also enjoys complete privacy, as the surrounding trees block all views from neighbours onto the property

The property benefits from off-street parking for three to four vehicles, along with a detached double garage. A covered footpath leads through the beautifully maintained gardens to the front entrance. Upon entering, a spacious vestibule porch opens into the entrance hall, which in turn leads through to an impressive reception hall. From here, there are stunning sightlines through the property and out to sea, immediately showcasing the home's exceptional position.

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The principal lounge features a full-height uPVC double glazed picture window overlooking the terracotta patio and coastline beyond, along with a feature open fireplace. Sliding doors open into a triple-aspect conservatory, fully glazed to all sides, with direct access out to the gardens and terraced seating areas. Also accessed from the lounge is an exceptionally large triple-aspect dining room, arguably enjoying the finest views within the property. Three picture windows frame panoramic vistas across the surrounding hillsides, Laxey Beach, the harbour entrance, and out to sea. Sliding patio doors open onto a terrace with further coastal views. The fitted kitchen, accessible from both the dining room and reception hall, comprises a range of wooden wall and base units with laminate worktops, integrated appliances and a stainless steel sink unit. A rear lobby provides external access and leads to a convenient ground floor WC.

To the ground floor are two generous double bedrooms. Bedroom 2 enjoys dual-aspect windows with uninterrupted sea views, while bedroom 3 features a large bay window and fitted wardrobes. A modernised family shower room completes the ground floor, fitted with a walk-in shower, vanity unit, and WC. To the first floor, the principal bedroom enjoys arguably some of the finest views in Laxey, with outlooks across the beach, harbour entrance and towards the Cumbrian coastline. It benefits from fitted wardrobes and a spacious en suite bathroom, complete with corner bath, vanity unit, WC, and Velux-style skylight. A 4th double bedroom is also located on this level, featuring Velux windows and access to additional walk-in attic storage.

Externally, the property continues to impress. In addition to the detached double garage, there is a substantial workshop or potential home office located beneath the property, with its own independent access and dual-aspect windows. The gardens are fully enclosed and primarily laid to lawn, complemented by mature trees, established shrub borders, raised beds and a selection of fruit trees. Several patio areas provide ideal spaces to sit and enjoy the far-reaching sea views and favourable south-easterly aspect.



PROPERTY DETAILS FOR

## View Point, Old Laxey Hill, Laxey

The property benefits from full planning permission for remodelling, offering an exciting opportunity to further enhance and create one of the most impressive homes in Laxey. The uniqueness comes from the rare combination of uninterrupted panoramic sea views from a slightly elevated position, while still being in easy walking distance to the beach and village amenities – and all this with a generous plot and garden.

Ideally located in a picturesque Manx Village with the famous Great Laxey Wheel, View Point is just a short 5-minute walk to Laxey Beach, where local amenities include The Shed café, The Shore Hotel & Restaurant and La Mona Lisa. The Manx Electric Railway is also within easy walking distance, with additional bus links available along the coast road connecting Ramsey and Douglas. Laxey also offers a primary school, fuel station with post office and Laxey Glen Gardens.

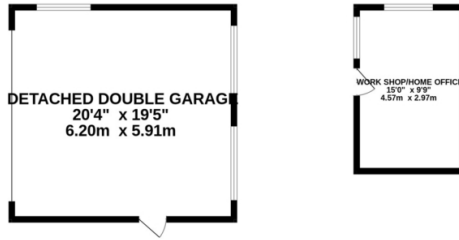
View Point represents a rare opportunity to acquire a truly exceptional coastal home, offering outstanding space, breath taking views, and significant potential. For further information or to arrange a viewing, please contact Black Grace Cowley.

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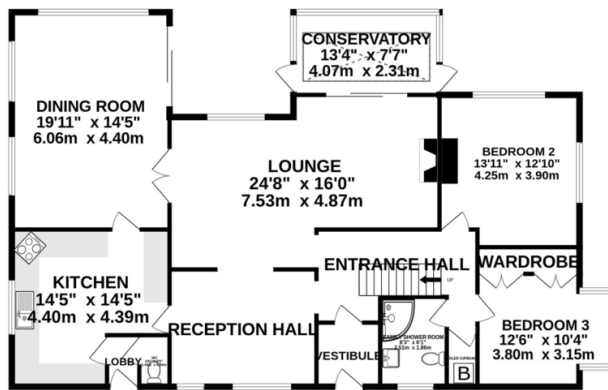
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**FLOORPLAN**

OUTBUILDINGS  
541 sq.ft. (50.2 sq.m.) approx.



GROUND FLOOR  
1584 sq.ft. (147.2 sq.m.) approx.



1ST FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 2778 sq.ft. (258.1 sq.m.) approx.

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 error, 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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