



The Evergreens South Cape, Laxey, Isle Of Man, IM4 7JB
Asking Price £565,000

- Substantial extended home exceeding 3,000 sq ft of accommodation
- Highly flexible layout with five to six reception rooms
- Generous rear garden with mature planting and access to both sides
- Large plot with elevated position overlooking Laxey Bay and sea
- Five double bedrooms, two bathrooms and additional first floor sitting room
- Requires modernisation but offers exceptional scope to enhance and add value
- Double garage to lower ground floor and driveway parking



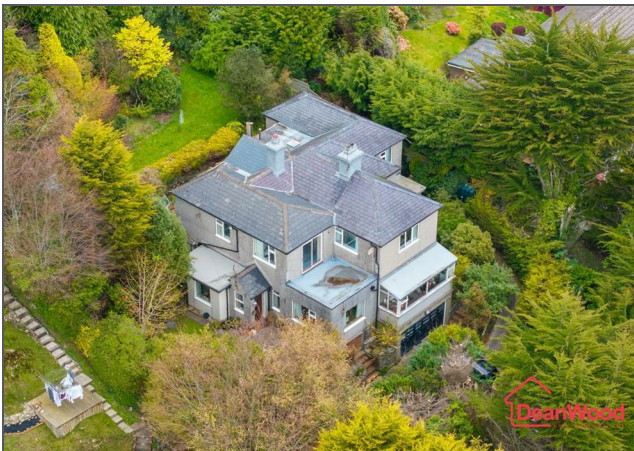
The Evergreens is a substantial and extended family home, exceeding 3,000 sq ft, set within a generous plot in an elevated position enjoying far-reaching views over Laxey Bay and the sea. Located on South Cape, the property offers excellent access to local amenities, the village and the beach, making it ideally placed for family living in a sought-after coastal setting.

While the property requires modernisation throughout, it presents an exceptional opportunity for a purchaser to create a truly outstanding home. The scale of accommodation, combined with the size of the plot and its position, offers significant potential to enhance, reconfigure and add value.

The ground floor provides extensive and flexible living space, with five to six reception rooms offering a variety of uses including formal and informal living areas, dining space or home working. There is also a kitchen, bathroom, utility room and a spacious reception hallway. To the first floor are five double bedrooms, two bathrooms and an additional sitting room which enjoys attractive views across the bay. The lower ground floor includes a double garage.

Externally, the property sits on a large plot with a driveway and off-road parking to the front. To the rear is a good-sized garden with mature trees and shrubs, offering privacy and excellent outdoor space, with access around both sides of the property.

The Evergreens is a rare opportunity to acquire a home of this size and plot in such a prime location. Although in need of updating, it offers huge potential to be transformed into an exceptional coastal residence.







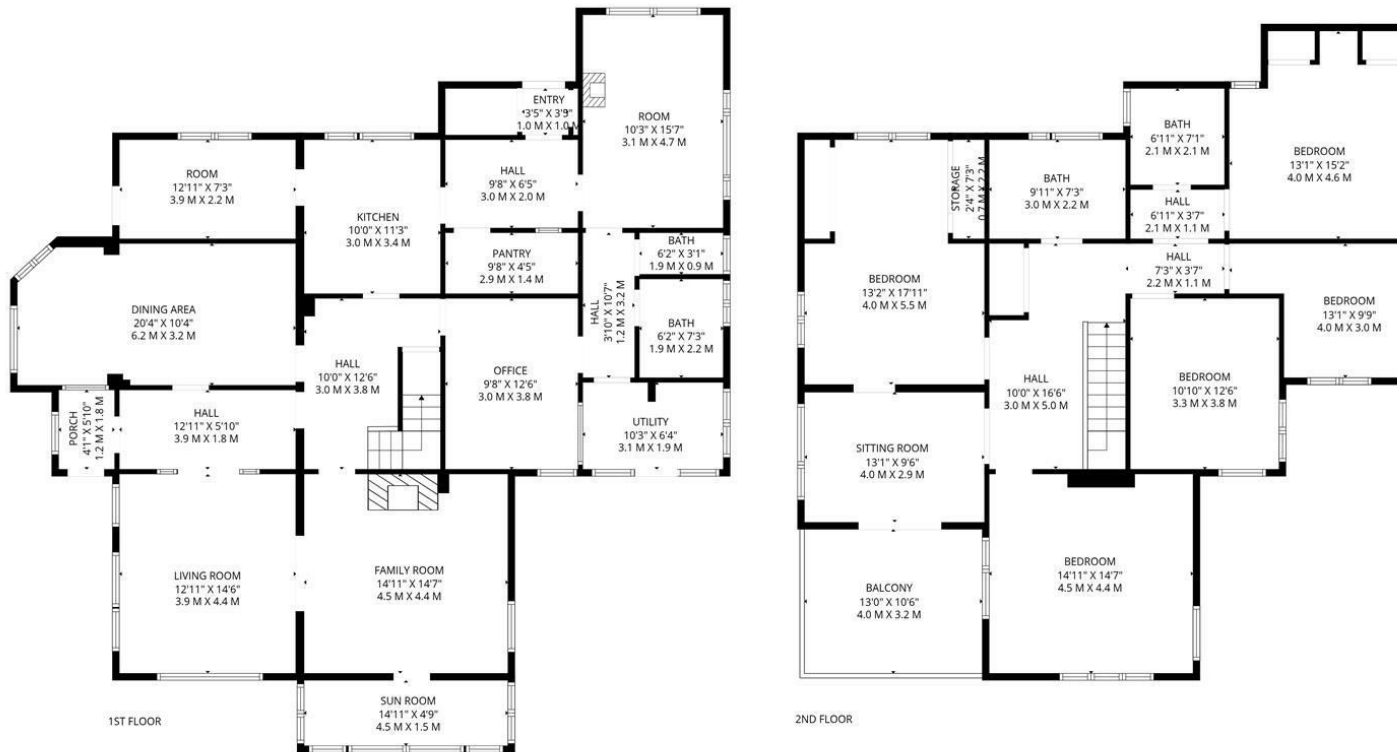






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TOTAL: 3035 sq. ft, 282 m2

1st floor: 1661 sq. ft, 154 m2, 2nd floor: 1374 sq. ft, 128 m2
 EXCLUDED AREAS: UTILITY: 65 sq. ft, 6 m2, PORCH: 24 sq. ft, 2 m2, TOILET: 19 sq. ft, 2 m2,
 UNDEFINED: 18 sq. ft, 2 m2, STORAGE: 17 sq. ft, 2 m2, BALCONY: 137 sq. ft, 13 m2,
 WALLS: 204 sq. ft, 19 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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