

**“Arbor House”
Lezayre
£1,795,000**



Magnificent Detached New Build, Situated on a Large Beautifully Landscaped Plot in a Lovely Rural Location.

Private Gated Entrance with Video Entry System. Sweeping Gravel Drive leading to Double Garage with Gymnasium Above.

Timber Frame Construction, with Stonework & Granite Finishes.

This Fantastic Property is Finished to the Highest Standards with Fully Automated ‘Loxone’ Smart Home System, including Heating, Lighting, Music and Temperature Control.

**Under Floor Heating over all Three Floors.
Italian Floor Tiles throughout Ground Floor.**

Generous Space for Entertaining with a Fantastic Rear Patio Accessible from both the Kitchen Family Room and Lounge, incorporating BBQ areas, hot tub, seating and dining areas.

Triple Insulated Double Glazing with Energy Efficient ECO friendly Heating System.

“Part Exchange Considered”

‘Viewing Highly Recommended to appreciate this Superb Country Residence’

Entrance Porch

Impressive, large full height double doors opening out into this welcoming entrance porch with tiled floor covering. Recessed spotlights. A pair of internal glazed double doors providing access into:

Galleried Entrance Hall

Impressive hallway with a central staircase providing access to the upper floor accommodation and galleried landings. Tiled floor covering.

W.C.

Fitted with a contemporary imperial suite comprising pedestal sink and W.C. Tiled walls and floor. Coved ceiling with recessed spotlights.

Cloakroom

Space for cloaks and shoes. Tiled floor. Coved ceiling with recessed spotlights.

Lounge

Large full height bespoke double doors opening up into this impressive triple aspect family lounge featuring a large multi fuel stove with slate hearth and timber lintel. Television and power points. Recessed spotlights. To the rear of the room are a set of 8 ft bi-fold doors which open out fully providing access on to the rear patio and entertainments area overlooking the garden.

Cinema Room/Family Room

Well finished and equipped dual aspect dedicated cinema/entertainment room with a large full screen projector. Television and power points. Recessed spotlights.

Kitchen

This fabulous family kitchen comprises a bespoke custom designed contemporary German kitchen with an abundance of NEFF integral appliances to include a full height fridge and freezer, steam oven, microwave/combo oven and dishwasher, with a Franke inset stainless steel sink with instant hot water/filtered cold water stainless steel mixer tap over. The kitchen features a fantastic island providing significant additional work surface and breakfast bar with seating for up to 4 people. Contemporary work top with matching up-stand. Tiled floor covering. To the front of the space features a family room comprising extensive seating and dining space with 12 ft bi-fold doors opening out onto the rear patio entertainment area. In addition there is a pull down cinema screen and projector. Fitted Venetian blinds to windows and recessed spotlights.

Utility Room

Comprising a large practical and accommodating space providing a matching range of base, wall and drawer units and work tops and up-stands to the kitchen. Plumbed for washing machine with a Franke inset stainless steel sink with a mixer tap over. The units house the Loxone Smart Home System/Home Intelligence System providing a control centre for the fully controllable heating, lighting, cinema, music, television, sky, DVD and media hub.

First Floor

Galleried Landing

Impressive galleried landing with a large dual aspect open plan area. Fitted Venetian blinds. Recessed spotlights.

Bedroom 5

Large dual aspect double bedroom with fitted Venetian blinds. Coved ceiling with recessed spotlights. Television and power points.

Bedroom 4

Large dual aspect double bedroom with fitted Venetian blinds. Coved ceiling with recessed spotlights. Television and power points. With superb rural and countryside views to the rear.

Family Bathroom

This stunning family bathroom comprises a contemporary fitted wet room with walk-in double shower, rain forest head and separate shower attachment, free standing bath with mixer tap and separate attachment, twin wall mounted sinks with undercroft storage and pedestal W.C. Heated towel rail. Large fitted mirror and shaver point. Venetian blinds. Spotlights. Mosaic tiled contrasting floor covering to the marble floor tiles and part tiled walls.

Bedroom 3

Superb dual aspect double bedroom with fitted Venetian blinds. Coved ceiling with recessed spotlights. Television and power points.

En Suite Bathroom

Exquisitely appointed wet room with walk-in double shower comprising rain forest head and separate attachment with a wall mounted sink with undercroft 2 drawer storage and pedestal W.C. Fitted mirror. Tiled walls and floor with contrasting mosaic detail. Heated towel rail. Recessed spotlights.

Bedroom 2

Large dual aspect double bedroom with fitted Venetian blinds. Coved ceiling with recessed spotlights. Television and power points.

Dressing Room

Featuring fitted shelving rails and drawer units. Fitted Venetian blinds.

En Suite Bathroom

Superb dual aspect bathroom with free standing bath, mixer tap and separate attachment, twin wall mounted sink unit with undercroft 2 drawer storage and pedestal W.C. Heated towel rail. Recessed spotlights. Large mirror. Fitted Venetian blinds.

Second Floor

Galleried Landing

Guest Suite

Currently set out as a master suite comprising Master Bedroom, Dressing Room and En Suite Bathroom, second Lounge and Study. Large central chandelier, Velux roof lights and recessed spotlights.

Master Bedroom

Superb triple aspect double bedroom with Velux roof lights to both the front and rear elevation. Fitted Venetian blinds. Recessed spotlights. Television and power points.

Dressing Room

Fitted shelving, rails, wardrobe and drawer units.

En Suite Bathroom

Sumptuously appointed wet room with large walk-in shower with rain forest head and separate free standing bath with mixer tap and separate attachment, twin wall mounted sinks, 4 drawer undercroft storage and W.C. Large fitted mirror. Tiled walls and floor. Velux roof lights. Fitted Venetian blinds.

Lounge

Fantastic triple aspect second lounge with feature Velux windows to each elevation with recessed spotlights. Television and power points.

Office

A compact home office with fitted furniture and storage. Recessed spotlights and fitted Venetian blinds.

Outside

Double Garage

Double detached garage with two remote controlled sectional up and over doors. Plant area. Power and light connected. Door to:

Wet Room

Dedicated wet room facility.

First Floor

Accommodation currently laid out as a fully fitted and equipped gymnasium. Separate access to the Gym from outside via a pedestrian door.

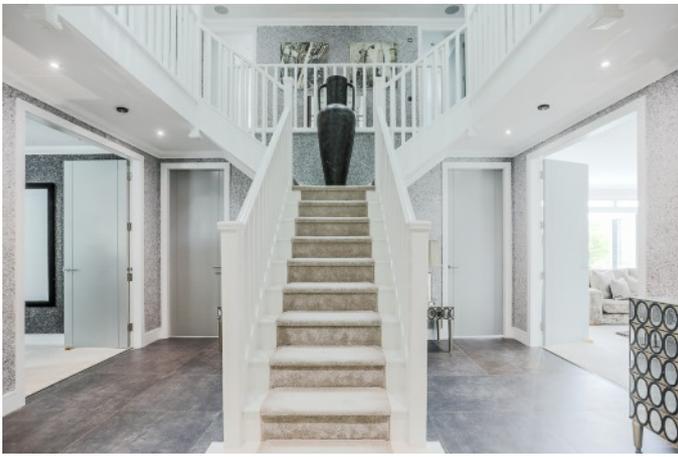
Directions: From Ramsey take the Lezayre Road heading West, towards Sulby. Continue on this road for several miles past Lezayre Church and Glentramman. The property can be found on the right hand side just after the entrance to Lezayre Tea Rooms.

Rateable Value: £344

Rates Payable: £1388.32

(Inc. Water Rates) (2019/2020)







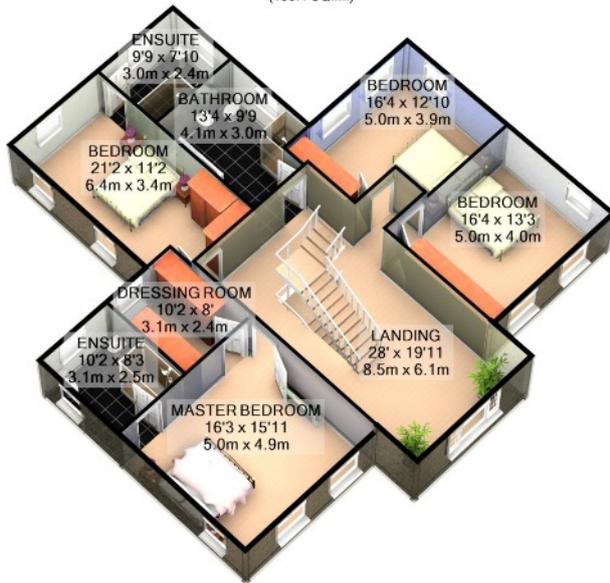




2ND FLOOR
APPROX. FLOOR
AREA 1468 SQ.FT.
(136.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 433 SQ.FT.
(40.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1682 SQ.FT.
(156.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 577 SQ.FT.
(53.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1011 SQ.FT. (93.9 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1682 SQ.FT.
(156.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 4831 SQ.FT. (448.8 SQ.M.)

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