

**30 Barrule Park
Ramsey
£710,000**



**Spacious Executive Style Property in an Elevated Position with Beautiful Gardens and Lovely Views over Ramsey Town and out to Sea,
Situated in a Sought After Area close to all local Amenities.**

“This Property is Ideal for ‘Two Generations’ as the Lower Ground could be a Self Contained Annexe”

Accommodation Comprises:

Porch, Entrance Hall, Double Doors into Lounge with Large Bow Window and Multi Fuel Stove, Kitchen Diner, Separate Dining Room (potential to Knock through stud wall to make large Family Room) Large Cloaks Cupboard (could be lift shaft to lower ground level), Separate WC Master Bedroom with En-suite Shower Room and Dressing Room, Family Bathroom and Two Double Bedrooms

Stairs to Ground Floor: Large Games Room, Sauna/Gym, Shower Room, Office, Two Double Bedrooms, Double/Triple Integral Garage,

Directions: Proceed from Parliament Square along the TT course towards the Mountain. Turn right into Barrule Park and take the next left. Number 30 can be found at the end of the Cul-de-sac on the left hand side.

Rateable Value: £ 252

Rates Payable: £ 2050.78 (Inc. Water Rates) (2018/2019)

Tenure: Freehold



TOTAL FLOOR AREA : 3395 sq.ft. (315.4 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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