Modena View, Dreemskerry Road, Ballajora, Ramsey, IM7 1BL

Approx. 6,000sq/ft detached contemporary 6 bed residence set within approx. 3.5 acres of landscaped gardens. Panoramic sea & coastal views. Detached triple garage & gated driveway.. Available towards beginning of September

£1,700,000 Per Calendar Month

Property Overview

Property Type	**Detached**
Receptions	**4**
Bedrooms	**6**
Bathrooms	**1**
En-Suites	**4**

Property Details

Property Type	**Detached**
Receptions	**4**
Bedrooms	**6**
Bathrooms	**1**
En-Suites	**4**
Cloakrooms	**2**
Heating	**Gas Fired Central Heating**
Windows	**Double Glazed**
Front Garden	**Landscaped**
Rear Garden	**Landscaped**
Garage	**Detached Triple**
Acreage	**Approx. 3.5 Acres of Landscaped Gardens**

Property Agent

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Property Description

Specification

- Approx. 6,000sq/ft accommodation exceptional architect designed contemporary residence, built to an exacting standard
- Stunning panoramic sea and coastal views
- 6 Luxury bedrooms, 4 en-suite bathrooms
- 2 Entertainment lounges with large outer balconies providing breathtaking views
- Cinema room, gymnasium and family bathroom
- Floor to ceiling windows and vaulted ceilings
- Underfloor heating throughout and smart intelligent lighting system
- Private electric gated entrance and a detached triple garage block
- Approx. 3.5 acres of landscaped manicured gardens with a pond

Accommodation

Ground Floor

Entrance Hall (approx. 19’8 x 8’0)
Access to accommodation on all three levels.

Lounge (approx. 25’1 x 24’0 max)
Feature wood burning stove. Extensive triple aspect floor to ceiling glazed windows with access out onto a peripheral balcony providing stunning panoramic countryside and sea views. Vaulted ceiling.

Cloakroom (approx. 8’4 x 3’0)
Fitted with a luxury two piece suite comprising of a vanity wash hand basin unit and W.C.

Bedroom Suite

Bedroom 1 (approx. 20’9 x 18’11)
Bi-fold doors leading out to a feature Juliette balcony. Floor to ceiling glazed windows providing stunning panoramic views.

En-Suite Bathroom (approx. 9’5 x 8’10)
Fitted with contemporary five piece suite comprising of a Jacuzzi bath, walk-in double shower, twin vanity wash hand basins with double undercroft drawers below and W.C. Chrome heated towel rail. Fitted Roman blind. LED lighting. Fully tiled walls and flooring.

Dressing Room (approx. 6’5 x 5’0)
His and hers dressing room with fitted wardrobes, hanging space and shelving.

Bedroom 2 (approx. 11’2 x 9’8)
Large double bedroom beautifully decorated throughout. Centre ceiling light. Steps down into:

En-Suite Bathroom (approx. 7’10 x 5’8)
Fitted with a contemporary three piece suite comprising of a freestanding bath with chrome mixer tap over and separate shower attachment, circular wash hand basin with storage below and W.C. Fitted wall mirrors. Chrome heated towel rail. Ceiling spotlights. Fully tiled walls and flooring.

Bedroom 3 (approx. 11’6 x 11’0)
Stunning rural sea views.

Bedroom 4 (approx. 11’5 x 9’2)
Stunning rural sea views. Door leading into:

En-Suite Shower Room (approx. 7’11 x 5’9)
Fitted with a contemporary three piece suite comprising of a large walk-in shower with curved glazed shower screen, vanity wash hand basin and W.C. Chrome heated towel rail. Ceiling spotlights. Tiled walls.

Bedroom 5 (approx. 12’11 x 6’9)
Fitted black out blinds to the windows.

Family Bathroom
Fitted with a modern three piece suite comprising of a P-shaped bath with shower over, vanity wash hand basin with twin undercroft storage drawers and W.C. Chrome heated towel rails. Fitted Roman blinds. Tiled walls.

Lower Ground Floor

Kitchen & Dining Area (approx. 25’0 x 23’9)

Kitchen
A stunning bespoke designed contemporary kitchen comprising of a range of white gloss base, wall and drawer units with a single piece Corian work surface. Integrated Neff four ring induction glass hob with glass/brushed aluminium extractor hood over. Integrated Neff microwave oven/grill. Built-in coffee machine. Under mounted-sink with drainer and chrome mixer tap over, spotlights and breakfast bar. Upstands with multiple power points above. Engineered oak strip flooring.

Dining Area
Large floor to ceiling bi-fold glazed doors that open out onto the external large decked entertainment area. In addition, the space provides a cosy snug area with a feature wood burning stove. The dining area easily accommodates up to 10 people around a family table. Engineered oak strip flooring.

Larder (approx. 8’6 x 8’0)
Fitted with a range of white gloss base and wall units. Corian work surface with under-mounted sink and drainer. Dedicated wine cooler/fridge and space for a larger American style fridge/freezer. Engineered oak strip flooring.

W.C. (approx. 7’3 x 3’7)
Fitted with a modern two piece suite comprising of a sink with a vanity unit below, fitted mirror over and a W.C. Ceiling spotlights. Part tiled walls.

Utility Room (approx. 11’7 x 8’5)
Space for a washing machine and tumble dryer. Houses the boiler and pressurised hot water cylinder.

Storage (approx. 11’10 x 6’7)
Good sized storage area ideal for use as a wine cellar.

W.C. (approx. 6’4 x 4’4)
Fitted with a contemporary two piece suite comprising of a pedestal wash hand basin and W.C. Part tiled walls.

Bedroom 6 (approx. 12’11 x 6’9)
Large superbly presented bedroom suite with stunning rural and countryside views.

En-Suite Bathroom
Fitted with a modern contemporary bathroom suite comprising corner Jacuzzi bath with mosaic tile detail to bath panel, walk-in double shower with curved glazed shower screen, rainfall shower head and separate attachment, twin cantilevered wash hand basins with fitted mirrors over and W.C. Chrome heated towel rail. Tiled walls and floor. Spotlights.

Dressing Room
Fitted with wardrobes, hanging space and shelving.

Gymnasium (approx. 17’6 x 14’6)
Set out as a fully equipped gym facility.

Cinema Room (approx. 23’4 x 16’7)
Large cinema room with state of the art cinema projection system and bespoke contemporary cinema seating.

First Floor

Games Room (approx. 26’11 x 14’6)
A large open-plan space, currently utilised as a games room. Separate access from the parking area to the front of the house. Access into a separate walk-in cupboard. Velux footlights and spotlights. Access into:

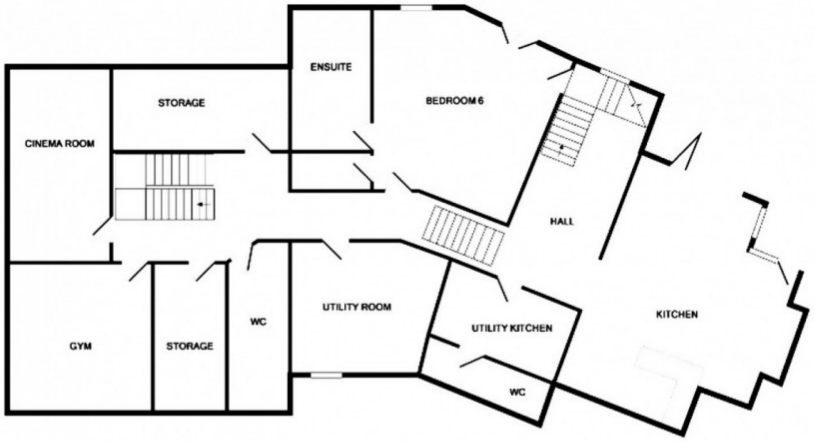
Office (approx. 21’11 x 13’8)
Superb practical private office space.

Outside
Set in approximately 3.5 acres of landscaped manicured gardens with a pond enjoying breathtaking panoramic sea views.

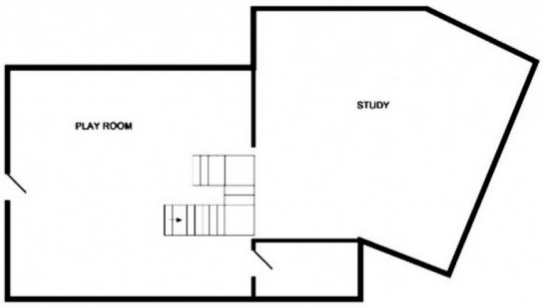
Triple Garage Block (approx. 33’7 x 22’7)
Large detached (and ventilated) triple garage block with three individual electronic Hormann up and over sectional garage doors. Painted floors.

Services
All mains services are connected. Gas fired central heating. Underfloor heating throughout and smart intelligent lighting system.

Directions
Travelling from Douglas via the Promenade, continue along the Coast Road and through to Laxey towards Ramsey. Shortly before reaching Ramsey turn right onto the B19 signposted Maughold/Dreemskerry and continue for approximately 1.4 miles where Modena View can be found on the left hand side, set below the road level.



LOWER GROUND FLOOR



1ST FLOOR

GROUND FLOOR

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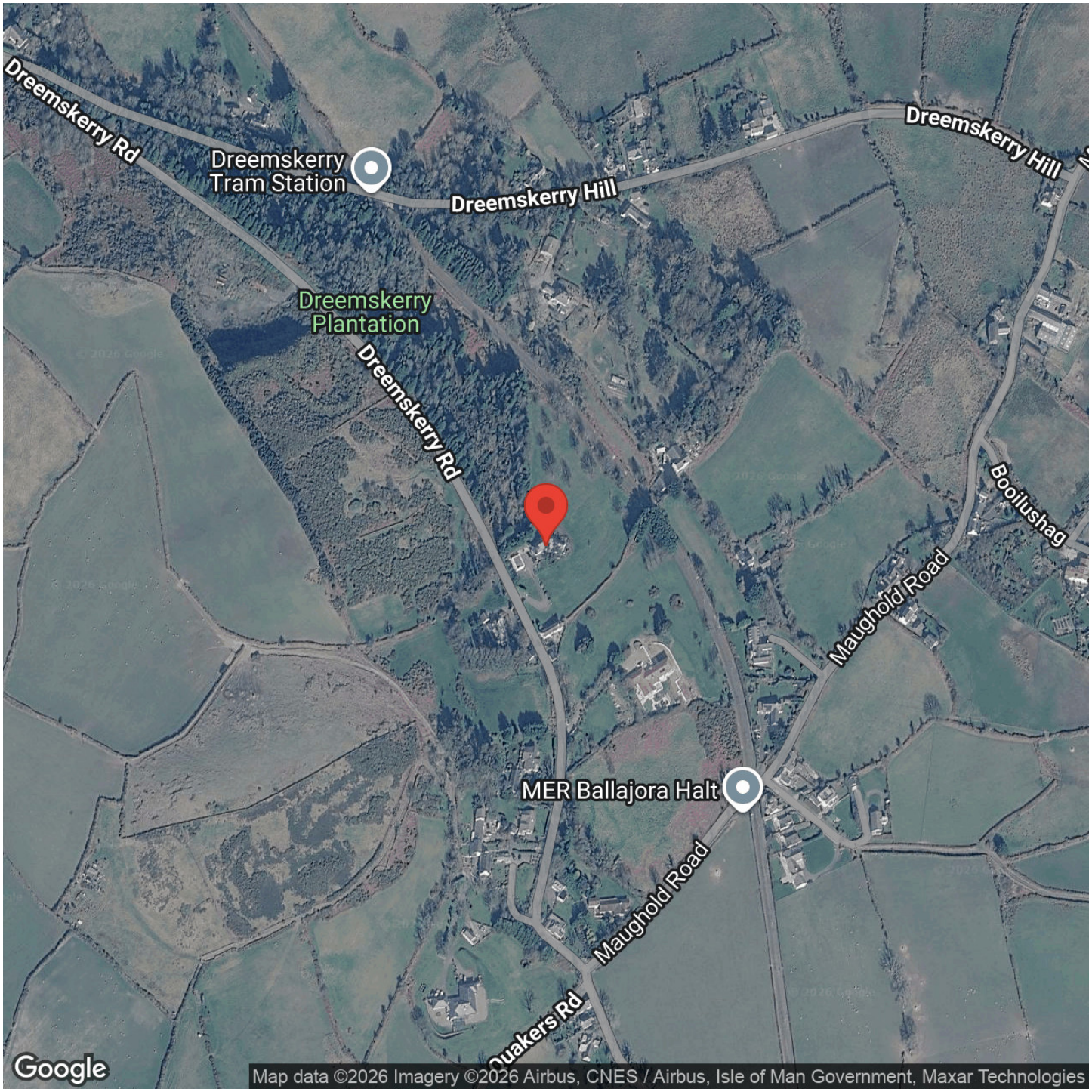
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