

“Pleasant View”**Glen Tramman, Ramsey, IM7 2AS****£1,950,000**

Pleasant View is a Superb Detached Property in an Elevated Position

Enjoying Views Over 6 Acres of Beautiful Gardens and Across the Northern Plain of the Island. This Incredible Property is Presented in Immaculate Order Throughout and Finished to a Superb High Standard.

A Spacious Annexe with Garage and Interconnecting Staircase is also part of this Delightful Residence.

Accommodation Comprises:

Double Doors to the Main Entrance Hall, Cloakroom WC, Sitting Room with Storage Cupboards, Study,

Impressive Drawing Room with Door to Sun Terrace, Enjoying Splendid Views, Open Plan to

Dining Room with Door to Kitchen, Beautiful Kitchen with Centre Island and Breakfast Dining Area. Glass Lantern Roof and Door to Rear Hall and Family Room,

Rear Hall, Utility Room with Door leading to Outside and the Rear of the Property,

Lovely Family Room with Cathedral Style Window Looking out onto the Land at the Front and Enjoying the Rural Views Beyond.

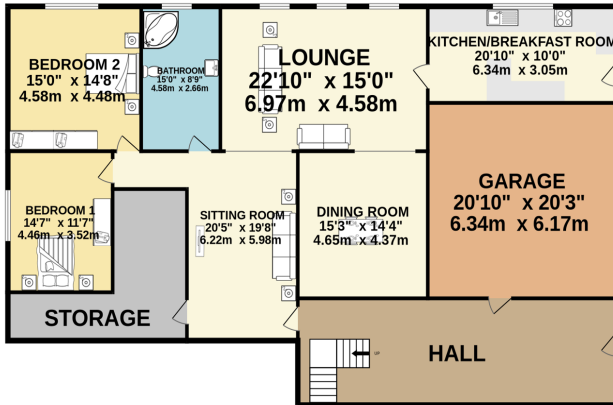
Master Bedroom with French Doors to Sun Terrace, Dressing Area and Large En-suite with Walk in Shower, Bedroom Two with Fitted Wardrobes and En-suite Shower Room, Bedroom 3 with Ensuite Bathroom.

Annexe: Stairs to Main House, Integral Door to Garage, Entrance Hall, Sitting Room, Large Lounge with Lovely Views Over the Grounds, Fitted Kitchen with Breakfast Bar, Dining Room, Two Double Bedrooms, Family Bathroom, Storage Room.

Outside: Stunning Well Kept Gardens, with Mature Trees and Shrubs, Delightful Pond and Seating Area with Pergola and Rockery Style Boarders. Oil Fired Central Heating, Private Drainage. Ample Parking.

Colour Floor Plan

2560 sq.ft. (237.8 sq.m.) approx.



GROUND FLOOR
4295 sq.ft. (399.0 sq.m.) approx.



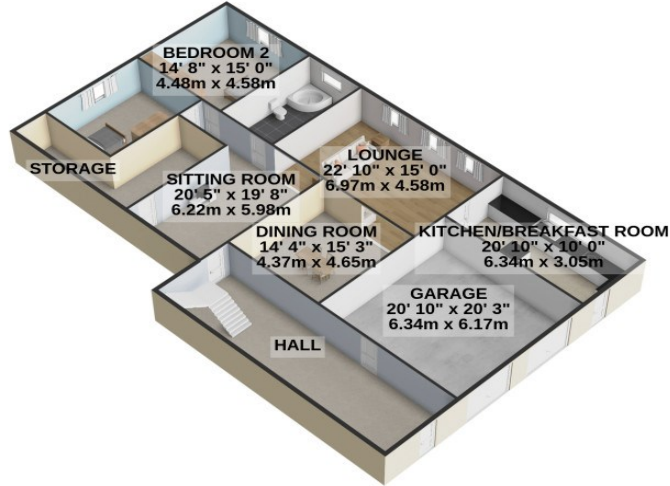
TOTAL FLOOR AREA : 6855 sq.ft. (636.8 sq.m.) approx.

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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3d Floor Plan

2560 sq.ft. (237.8 sq.m.) approx.



GROUND FLOOR

4295 sq.ft. (399.0 sq.m.) approx.



TOTAL FLOOR AREA : 6855 sq.ft. (636.8 sq.m.) approx.

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Directions: Travelling from Ramsey on the Lezayre Road towards Sulby, past Lezayre Church and Churchtown, continue straight ahead and the property can be found on the left hand side, clearly marked "Pleasant View" on the Entrance Gates.









