

**Bolivia Beg  
Dhoor, Ramsey**

**£625,000**



**Spacious Extended Manx Cottage In A Picturesque Rural Location Sat In Approx 1 Acre  
Just A Short Drive From Ramsey Town And All Its Amenities**

**Accommodation Comprises:-**

Entrance Hall Into a Sitting Room With Feature Log Burner  
Good Sized Open Plan Kitchen and Spacious Dining Area with Double Doors  
Leading Into A Lovely Spacious Sunroom  
Separate Utility Room  
2 Downstairs Rooms that Can be Used As Bedrooms, one of which leads into a  
Further Large Conservatory  
Large Master Bedroom Suite, with Dressing Room and Ensuite  
Upstairs Boasts A Large Open Plan Room Which Could be Used for Family Entertainment and  
This Leads On To A Spacious Roof Terrace  
Large Storage Areas Upstairs  
Surrounded by Lawned Garden With Mature Trees and Shrubs  
Driveways on Both Sides Of The Property  
Detached Double Garage and Plentiful Off Road Parking  
**NO ONWARD CHAIN**

**Directions:** From Parliament Square head towards Andreas along Bowring Road. Continue past the Grove Museum on the left and the Grest Nursing Home on the right. Continue for 400 yards crossing the Small Bridge then turn sharp right continue along this lane and Bolivia Beg will be found as the second property on the Left.

**Rates payable:** TBA

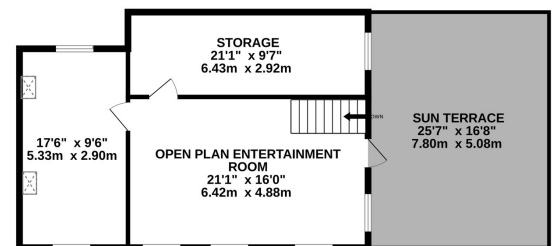
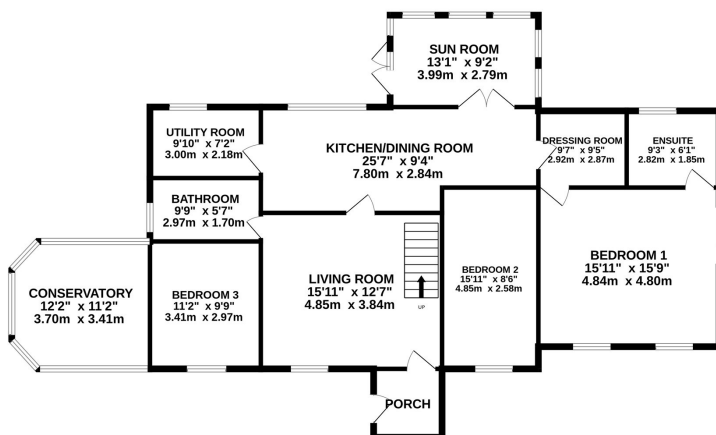
**Inclusions:** to be confirmed

**Services:** All Major Services



GROUND FLOOR  
1384 sq.ft. (128.6 sq.m.) approx.

1ST FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 1987 sq.ft. (184.6 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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