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Westfield, Westfield Drive, Ramsey, IM8 3ER  
**Asking Price £795,000**

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Westfield, a splendid detached family house of Edwardian style situated in a quiet backwater, yet within walking distance of Ramsey Town centre. The property occupies a private plot of approximately 0.75 acres, with breath-taking views across the Sulby River and Poyll Dooey landscape beyond. The spacious layout boasts a wealth of period features including wood panelling which accentuates the warmth of the house. There are four reception rooms and study together with a spacious dining Kitchen boasting Aga Range. Upstairs are five bedrooms. The Master bedroom with views over Sulby River has a dressing room and ensuite bathroom and shower room. There is a further spacious bathroom and an additional separate WC on this floor together with walk in airing cupboard. Outside is an expansive viewing terrace to enjoy the elevated vistas over the large garden and beyond. The property also has a large garage, generous parking area and driveway. The grounds slope down on several levels to the river. A personal inspection is most strongly recommended to fully appreciate this fine family home.





## LOCATION

From Parliament Square in Ramsey travel north through both roundabouts over the bridge heading up Bowring Road. After a short distance the private road leading to Westfield Drive can be located on the left hand side. Half way along the entrance drive to Westfield entrance can be found on the right hand side.

## **ENTRANCE PORCH**

Entrance through rounded wooden door. Dual aspect. Original tiled floor. Part panelled door with side lights leading to

## **ENTRANCE HALL**

Coved ceiling. Alarm system. LED downlights. Wall lights. Carpeted floor. Original Edwardian panelling to both side walls. 2 radiators. Stairs to upper floor.

## **LIBRARY** 22' 8" x 15' 5" (6.9m x 4.7m)

Dual aspect. 2 square bay windows. Stripped wood floor. Bespoke built-in wooden bookshelves. Ceiling light. Multiple plug sockets. Feature fireplace with copper surround and slate hearth. Radiator.

## **DINING ROOM** 14' 1" x 13' 9" (4.3m x 4.2m)

Coved ceiling. Bay window to front aspect. Carpeted floor. Multiple plug sockets. Window to side aspect. Tiled fireplace. Radiator. Ceiling light. Bespoke shelving and panelling. Square opening to

## **SITTING ROOM** 19' 0" x 18' 8" (5.8m x 5.7m)

Coved ceiling Bay window to side aspect. Original Edwardian panelling. 2 radiators. Internal windows looking onto the hallway. Open grate feature fireplace on Marble hearth and surround. Ceiling light. Multiple plug sockets. Carpeted floor. Door to

## **BREAKFAST ROOM**

14' 5" x 11' 6" (4.4m x 3.5m)

Coved ceiling. LED downlights. Tiled floor. Window to side aspect. Wooden dresser. Multiple plug sockets. French doors leading to decking area. Square opening to

## **FITTED KITCHEN** 15' 1" x 9' 10" (4.6m x 3m)

Excellent range of solid wood base and wall units with drawers. Granite worktops incorporating Belfast sink with mixer tap. Undercounter lights. Granite upstands. Integrated appliances include Zanussi dishwasher, Miele microwave and Miele steamer. Aga Range with 4 ovens, 2 hot plates and warming plate. Multiple plug sockets. LED downlights. Tiled floor. Space for fridge freezer. Meter cupboard. Window to side aspect. Door to outside.

## **UTILITY ROOM** 7' 10" x 4' 11" (2.4m x 1.5m)

Granite effect worktop incorporating stainless steel circular sink with mixer tap, cupboard and shelving below. Window to rear aspect. Tiled floor. Plumbed for washing machine. Multiple plug sockets. LED downlights. Opaque window to side.

## **STUDY** 11' 2" x 9' 10" (3.4m x 3m)

Coved ceiling. Stripped solid wooden flooring. 2 windows to side aspect. Bespoke bookcase to one wall. Radiator. Multiple plug sockets. Ceiling light.

## **CLOAKROOM**

Edwardian wash basin with stand. Part glazed windows. Carpeted floor. Coved ceiling. Ceiling light. Radiator.

## **SEPARATE WC**

WC. Carpeted floor. Opaque window. Ceiling light.

## **STORE ROOM**

Coved ceiling. Laminate flooring. Ceiling light. Multiple plug sockets.

## **FIRST FLOOR: LANDING**

Carpeted floor. Multiple plug sockets. Coved ceiling. 3 ceiling lights. 2 roof lights. Radiator. Picture rail. Archway to large Airing cupboard housing hot water tank and shelving for linen.

## **CLOAKROOM**

Edwardian wash hand basin with stand and WC. Fitted shelving. Tiled floor. Window with stained glass floral design. Radiator. Ceiling light.

## **BEDROOM** 14' 5" x 9' 2" (4.4m x 2.8m)

2 windows, 1 with stained glass. Carpeted floor. Radiator. Picture rail. Ceiling light. Loft hatch. Multiple plug sockets.

## **BEDROOM** 11' 2" x 8' 6" (3.4m x 2.6m)

Carpeted floor. Picture rail. Radiator. Window to side aspect. ceiling light. Loft hatch with slingsby ladder. Boarded loft above.

## **FAMILY BATHROOM**

White three piece suite comprising panelled bath with shower attachment over and screen, WC and pedestal wash hand basin. Laminate flooring. Part tiled walls. LED downlights. Window with shutters to side aspect. Radiator. Doors to both bedroom and hall.

## **BEDROOM** 19' 4" x 11' 6" (5.9m x 3.5m)

Carpeted floor. Picture rail. Ceiling light. Multiple plug socket. Window to front aspect. Radiator.

## **MASTER BEDROOM**

17' 1" x 14' 5" (5.2m x 4.4m)

3 double fitted wardrobes along the length of one wall with hanging and shelves. 2 windows to side aspect with stunning views over the Sulby River. Panelled ceiling. Carpeted floor. Radiator. Multiple plug sockets. 2 ceiling lights. Built in speakers.

## **DRESSING ROOM**

7' 7" x 6' 11" (2.3m x 2.1m)

Amtico floor. LED downlights.

## **ENSUITE BATHROOM**

Suite comprising fully tiled shower enclosure, Edwardian wash hand basin with stand, WC and panelled bath with mixer tap and side recessed wooden shelving. Part tiled walls around bath. Amtico floor. LED downlights. Built-in speakers. Radiator. Window to side aspect. Part panelled walls.

## **BEDROOM** 15' 1" x 10' 2" (4.6m x 3.1m)

Dual aspect. Carpeted floor. Picture rail. Ceiling light. Multiple plug sockets. Radiator.

## **OUTSIDE**

Private pillared entrance with tarmac drive and parking for several vehicles. Gardens mainly laid to lawn with mature shrubs and trees offering privacy. Boundaries defined by wall and hedges. Flag steps to side garden which lead down to the river and a large decked terrace (approx. 30' x 23'). Oil tank.

**GARAGE:** 21' X 10'2 (6.4m x 3.1m) Up and over door. Window. Fitted shelving. Power and light.

**STORAGE ROOM:** 10'10 x 10'2 (3.3m x 3.1m) Fitted shelving. Power and light.

Coal Shed.

Boiler Room: With oil boiler.

## **SERVICES**

Mains water, electricity and drainage. Oil central heating.

## **VIEWINGS**

Viewing is strictly by appointment through Chrystals. Please inform us if you are unable to keep appointments.

## **POSSESSION**

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