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6 Reayrt Ny Glionney Chase, Lonan, IM4 7LF  
**Asking Price £799,950**

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We are delighted to present this luxurious five bedroom detached home, offering spacious extended family accommodation which is finished to an exemplary high standard. Enjoying magnificent sea views over Laxey Bay and with countryside views towards the mountains including Snaefell. From the moment you enter this special and very private home, you see and feel the quality and thoughtfulness of its renovation. The property is situated within a sought after cul-de-sac location and is within easy reach of Laxey school, village and beach, making it an ideal choice for those seeking both tranquility and convenience. This fine home has the benefit of an air source heat pump and a high level of thermal efficiency. The ground floor features a grand welcoming entrance hall, generously sized living room with stunning media wall. The property also offers the convenience of a utility room and a ground floor cloakroom (WC), adding to its practicality and functionality. There is also a stunning spacious kitchen/dinner with a breakfast bar, plenty of storage and smart design is a chef's dream.



In addition there is a sunroom area and dining room which are both complimented by bi-folding doors that open up to the rear garden, creating a seamless indoor-outdoor living space, perfect for entertaining friends and family. Attention to detail is evident from the modern doors, window coverings, porcelain tiled floors, underfloor heating and tasteful hardware throughout, to the perfectly suited light fixtures and meticulous finishing. Upstairs, the principal suite awaits, with a luxury en-suite shower room providing a private sanctuary for the homeowners. Additionally, there is a beautiful family bathroom and four more double bedrooms benefiting from built-in wardrobes, offering flexibility and versatility for various lifestyle needs. The en-suite and family bathroom boast underfloor heating, adding an extra touch of comfort and luxury to the living experience. Externally, the property features a driveway that provides off-road parking and grants access to the integral double garage. The lawned wrap around gardens complete this family home, offering an ideal space creating a perfect setting for outdoor gatherings and entertaining. This property is truly a gem, providing a remarkable opportunity for a growing family seeking a home of exceptional quality and style. Book a viewing and experience this luxurious family living!

## LOCATION

Travel out of Douglas on the A2 Coast Road towards Laxey and just before the 30 mph speed limit sign drive over the tramlines and

take the turning on the left for Church Road. Follow this road to the left and take the next right into All Saints Park. Reayrt Ny Glionney Chase is the fourth cul de sac on the right. The property can be found at the top right, clearly identified by our For Sale Board.

## ENTRANCE VESTIBULE

Part glazed anthracite Alloy door. Coved ceiling. LED downlights. Porcelain tiles. Attractive door to

## HALLWAY 15' 1" x 6' 3" (4.6m x 1.9m)

Coved ceiling. Porcelain tiled floor with underfloor heating. LED downlights. Oak staircase to upper floor. Multiple plug sockets.

## CLOAKROOM

Vanity wash hand basin and WC. Part tiled walls. Mirror to one wall. Porcelain tiled floor with underfloor heating. Coved ceiling. Extractor.

## LOUNGE 22' 4" x 12' 2" (6.8m x 3.7m)

Bay window with views to the front aspect. uPVC double glazed window to side aspect. Coved ceiling. Carpeted floor with underfloor heating. LED downlights. Media wall with inset television and satellite points and electric fire.

## OPEN PLAN KITCHEN/DINING AREA/SUNROOM

22' 8" x 20' 8" (6.9m x 6.3m)

## KITCHEN

Fitted with a good range of high gloss anthracite grey units to base and eye level with quartz work surfaces. 1 1/2 Franke Swiss stainless steel sink unit with Quooker hot water tap and filter tap. Integrated appliances are NEF and include full height fridge and freezer, dishwasher, coffee machine, steamer, oven, microwave and wine cooler. There is a NEF 4 ring induction hob with extractor over. Large breakfast bar with quartz upright and seating for 3. Porcelain tiled floor with underfloor heating. Multiple plug sockets. Coved ceiling. LED downlights. 2 uPVC double glazed windows to the front aspect.

## DINING AREA

Porcelain tiled floor with under floor heating. LED downlights. Coved ceiling. Television and satellite points. Square opening to

## SUNROOM AREA

Triple aspect with views over the countryside to the mountains. 2 uPVC double glazed windows to either side. Anthracite grey Bi-Fold doors opening onto the rear decking and garden. Porcelain tiled floor with under floor heating. Coved ceiling. LED downlights. Multiple plug sockets.

## DINING ROOM

12' 10" x 12' 2" (3.9m x 3.7m)

Polished tiled floor with under floor heating. LED downlights. Floating shelving. Bi-fold doors to rear decking area.

### **UTILITY ROOM** 12' 6" x 5' 7" (3.8m x 1.7m)

Porcelain tiled floor with under floor heating. Coved ceiling. LED downlights. Multiple plug sockets. Fitted with a range of high gloss grey units to base and eye level with quartz work surfaces over. Quartz uprights. Plumbed for washing machine and dryer. Anthracite grey alloy door to side aspect.

### **INTEGRATED GARAGE**

18' 8" x 17' 1" (5.7m x 5.2m)

Anthracite grey electric up and over door. Air source heat pumps. Laminate flooring.

### **FIRST FLOOR: LANDING**

Carpeted floor. Loft hatch. LED downlights. Multiple plug sockets. Coved ceiling. Airing cupboard. Radiator. Storage cupboard.

### **MASTER BEDROOM**

16' 5" x 13' 5" (5m x 4.1m)

2 uPVC double glazed windows to front aspect with sea views. Fitted wardrobes to one wall. Coved ceiling. LED downlights. Carpeted floor. Radiator. Multiple plug sockets.

### **ENSUITE SHOWER ROOM**

Modern three piece suite comprising low level WC, vanity wash hand basin and walk-in shower cubicle with raindrop head. Niche with

shelving. Fully tiled walls. Porcelain tiles. Coved ceiling. LED downlights. Opaque double glazed window. Chrome heated towel rail.

### **BEDROOM 2** 13' 1" x 12' 2" (4m x 3.7m)

uPVC double glazed window to front aspect with sea views. Carpeted floor. Coved ceiling. LED downlights. Fitted wardrobes. Multiple plug sockets. Radiator.

### **BEDROOM 3** 12' 2" x 11' 6" (3.7m x 3.5m)

uPVC double glazed window rear rear aspect with stunning countryside views. Carpeted floor. Coved ceiling. LED downlights. Fitted wardrobes. Multiple plug sockets.

### **BEDROOM 4** 11' 2" x 11' 6" (3.4m x 3.5m)

uPVC double glazed window to rear aspect with views to the mountain and beyond. Carpeted floor. Coved ceiling. Radiator. LED downlights. Radiator. Fitted wardrobes to one wall. Multiple plug sockets.

### **BEDROOM 5** 12' 10" x 7' 7" (3.9m x 2.3m)

Currently utilised as an office. uPVC double glazed window to side aspect with views to the lighthouse and sea. Carpeted floor. Coved ceiling. LED downlights. Multiple plug sockets. Radiator.

### **FAMILY BATHROOM**

Modern four piece suite comprising large panelled bath, low level WC, vanity wash hand basin and walk-in shower with raindrop head.

Fully tiled walls and floor. Chrome heated towel rail. Opaque double glazed window. Hidden mirrored cabinet.

### **OUTSIDE**

Block paved driveway with parking for several vehicles. Hedging to boundary and large front lawn. Expansive hardwood decking area, perfect for entertaining to rear with raised beds either side with shrubs. Large lawned area. The hedge boundary has been kept to a level to appreciate the scenery. Slate tiled patio area with hot tub/jacuzzi. To the side is a fully insulated shed with provisions for electrics. Air source heat pump.

### **SERVICES**

Mains water, electricity and drainage. Air source heat pump. Underfloor heating to ground floor.

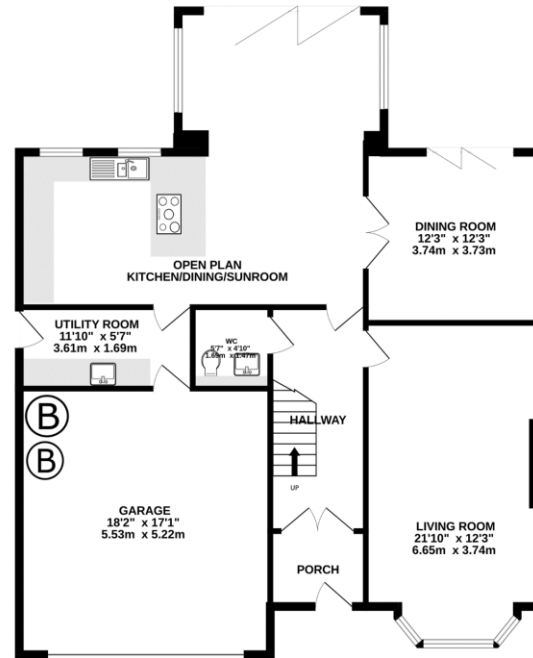
### **VIEWING**

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

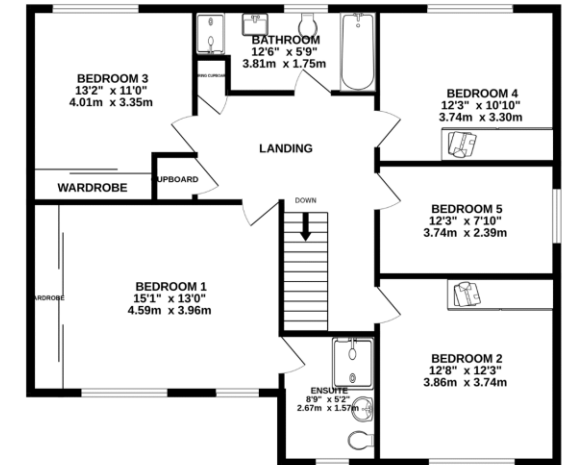
## POSSESSION

Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. **DISCLAIMER** - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.

GROUND FLOOR  
1312 sq.ft. (121.9 sq.m.) approx.



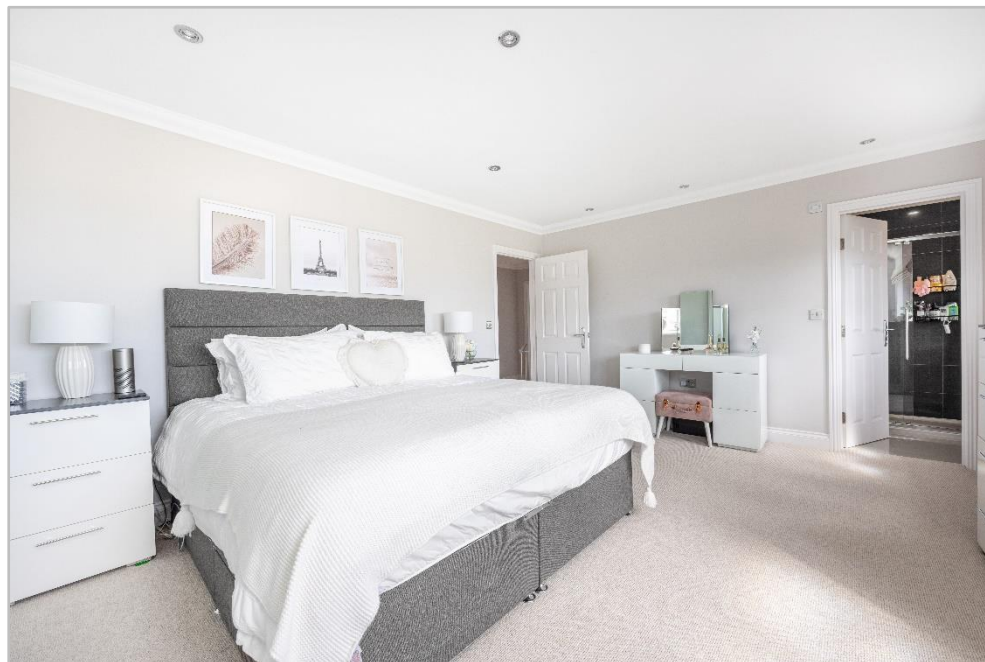
1ST FLOOR  
1030 sq.ft. (95.7 sq.m.) approx.



TOTAL FLOOR AREA: 2342 sq.ft. (217.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error











Since 1854



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