

# Whitestones, The Vollan, Ramsey

Ref No DRP01244

**PRICE £595,000**

## DOUGLAS

37 VICTORIA STREET  
DOUGLAS  
ISLE OF MAN IM1 2LF

**01624 620606**

**[info@deanwood.co.im](mailto:info@deanwood.co.im)**

## CASTLETOWN

COMPTON HOUSE  
9 CASTLE STREET  
ISLE OF MAN IM9 1LF

**01624 825995**

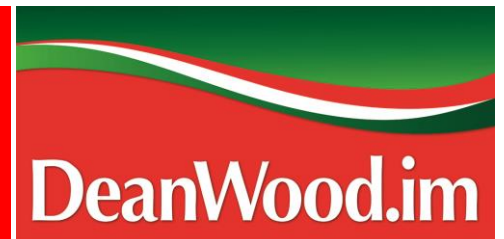
**[castletown@deanwood.co.im](mailto:castletown@deanwood.co.im)**

## RAMSEY

60 PARLIAMENT STREET  
ISLE OF MAN  
IM8 1AJ

**01624 816111**

**[ramsey@deanwood.co.im](mailto:ramsey@deanwood.co.im)**



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## Whitestones, The Vollan

- Spacious accommodation over three floors, with both high ceiling & splayed bay windows, making the most of the property's delightful situation
- Lawned gardens with hidden outbuilding
- Long driveway with garage & rear courtyard & outbuildings
- Wonderful fully fitted kitchen family breakfast kitchen with granite polished worktops
- Intimate family dining room with fireplace
- Light & spacious sitting room with fireplace & magnificent sea views
- Feature staircase & Victorian tiled hallway
- Eye catching Master bedroom with dressing room, en-suite & bay windows
- 3 further double bedrooms
- Stylish bathrooms with high quality finish

The price is to include the fitted floor coverings

### **DIRECTIONS TO PROPERTY:**

From the traffic lights in Parliament Square proceed across the 2 mini roundabouts and the Stone Bridge turning immediate right onto North Shore Road. Continue to the far end where, at the junction with Mooragh Promenade turn left and proceed northwards towards the outskirts of town. The Vollan area is located just to the north of the Mooragh Park and rugby field where this property will be clearly seen on the left hand side in its stunning coastal location. Easily accessible for all Ramsey town amenities and the respected school and also on the Ramsey town bus service route. Pleasant coastal walks in the immediate vicinity.

In greater detail the accommodation comprises:

## Whitestones, The Vollan

**Covered Open Porch** with a night light.

**Entrance Vestibule** with original coved ceiling and tiled floor. Everest uPVC double glazed front door. A bevel edged multi-paned inner door leads to:

**Attractive Entrance Hall** Original coving and tiled floor. Understairs shelved storage cupboard. Feature staircase with an original polished mahogany newel post and handrail to the bannisters. Designer wall mounted central heating radiator.

**Front Lounge** (14'0" x 16'0" approx.) into a uPVC double glazed splayed bay window. Additional gable window. Recessed fireplace with a cast iron fluted interior and polished granite hearth housing a cast iron multi-fuel stove. Original coved ceiling. New natural pine tongued and grooved insulated floor. Aluminium designer central heating radiator. Brass electric switch plates including a dimmer switch. 2 telephone points. Television and Sky connections. Integrated sun blinds to the lower windows.

**Dining Room** (11'3" x 16'5" approx.) into a uPVC double glazed splayed bay window to the gable. Original feature open grate fireplace with a carved natural pine surround and mantle and a cast iron interior with tiled slips and hearth. Original coved ceiling. Stripped pine skirting and architraves and original pine flooring. Brass dimmer switch.



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**Super size Family Breakfast Kitchen** (19'2" max. x 19'1" max.) Superb range of natural beech base units, corner carousel unit, pull-out under counter storage unit with shelves, tall pull-out storage unit with shelves, wall cupboards and 2 frosted glass fronted cabinets. Large island unit with matching drawer and pan drawer units. All units are fitted with stainless steel T-bar handles. Flecked polished granite worktops with upstands including a large matching worktop to the island unit incorporating a breakfast bar with seating for 4. The island unit also includes a circular ceramic sink with a fitted Chef Professional mixer tap with a flexible spray attachment. Within the main worktop is a Belfast double bowl ceramic sink again featuring an identical Chef Professional mixer tap. Full tiling to one wall and matching full tiling to a large recess which houses a wide freestanding Rangemaster range style cooker complete with 2 electric ovens, electric grill and 6-plate ceramic hob. Whirlpool stainless steel filter hood above. Whirlpool integrated dishwasher. Fully plumbed Whirlpool American style fridge freezer and an integrated Whirlpool microwave/convection oven. 14 halogen downlighters. Designer wall mounted central heating radiator. Everest uPVC double glazed rear door. Built-in double laundry cupboard with plumbing for a washing machine. Solid slate tiled floor which extends into the laundry cupboard and partly into the rear of the entrance hall.



**Fully tiled Cloakroom** off Containing a modern white suite comprising cantilevered wash hand basin with a chrome mixer tap and a WC. Matching slate tiled floor. Fitted glass shelving.

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**Bedroom 2** (13'1" max. x 11'4" approx.) into a wardrobe recess. Pine skirtings and architraves. Brass light switch. uPVC double glazed gable window again with views to the north of Ramsey Bay

**Family Bathroom** (9'0" x 13'0" max.) Beautifully appointed and fitted with a Duravit designer suite in white set against natural slate fully tiled walls and floor. Large double ended panelled bath featuring an Axor designed chrome mixer tap/hand shower. Pedestal wash hand basin with a chrome mixer tap and a WC. Full width integrated mirror to one wall. 8 halogen downlighters. Recessed mood lighting to the floor. Sail style designer wall mounted central heating radiator.



**Main Landing** Original coved ceiling. Brass electric switch plates. Under stairs cupboard housing a Megaflo pressurised hot water tank.

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**Master Bedroom Suite** (16'1" x 11'0" approx.) uPVC double glazed splayed bay window to the gable again with panoramic views to the north of Ramsey Bay. Original fireplace with a cast iron interior complete with tiled slips and hearth. Original coved ceiling. Brass electric switch plates and dimmer switch. An 8' wide clear opening leads to the En Suite Dressing Room.

**En Suite Dressing Room/Sitting Room** (11'8" x 16'4" approx.) into a uPVC double glazed front splayed bay window once again with panoramic views of Ramsey Bay. Additional gable window providing even more views. Original coved ceiling. Brass electric switch plates and dimmer switch. Feature original fireplace again with a cast iron interior and with tiled slips and hearth.



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**En Suite Shower Room** Fitted with a white suite set against fully tiled walls with contrasting veined black tiling to dado height and with white tiling above. Heritage pedestal wash hand basin with period style taps and a high flush WC with brass pipework and bracket. Fitted quadrant shower cubicle complete with a Heritage fully plumbed shower with a drench head. Heated towel rail/radiator. Shaver socket. Views of Ramsey Bay.

**Landing** Velux double glazed roof window. Eaves access.

**Bedroom 3** (12'9" x 10'5" approx.) Original pine flooring. Velux double glazed roof window with integrated blackout blind. uPVC double glazed gable window once again with similar panoramic views to the north of Ramsey Bay. 5 halogen downlighters. Brass electric switch plates including a television socket and a dimmer switch.



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**Bedroom 4** (12'9" max. x 11'10" max.) L-shaped with a Velux double glazed roof window with integrated blind. uPVC double glazed gable window again with panoramic views. Pine skirtings. Telephone point. Large eaves storage cupboard. Designer wall mounted central heating radiator.

**Family Bathroom** Once again superbly presented and fitted with an ultra modern suite in white comprising freestanding double ended panelled bath with a chrome mixer tap/hand shower, cantilevered wash hand basin again with a chrome mixer tap incorporating an anti-scald safety valve. WC. Fully tiled walls and ceramic tiled floor. Velux double glazed roof window with integrated blind. 3 LED wall lights. Extractor fan. Designer white central heating radiator.



## Outside

Side lawn with gravelled seating area, trees and hidden outbuilding.

Rear yard with WC, boiler house and store.

Long concrete driveway with a pitch roofed garage and outbuilding.



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**SERVICES**

Oil fired central heating from an energy efficient condenser boiler. Megaflo pressurised hot water tank. uPVC double glazed windows. Everest uPVC double glazed front and rear external doors. Re-wired and re-plumbed over the years. New roof within the last 6 months. Television, Sky and telephone connections.

**ASSESSMENT**

Rateable value £168    Approx Rates payable £1564.58 (incl. of water rates) 2022/2023.

**TENURE**

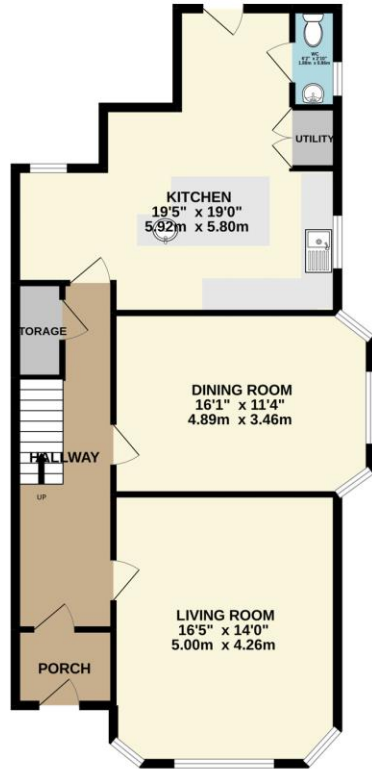
FREEHOLD

VACANT POSSESSION ON COMPLETION

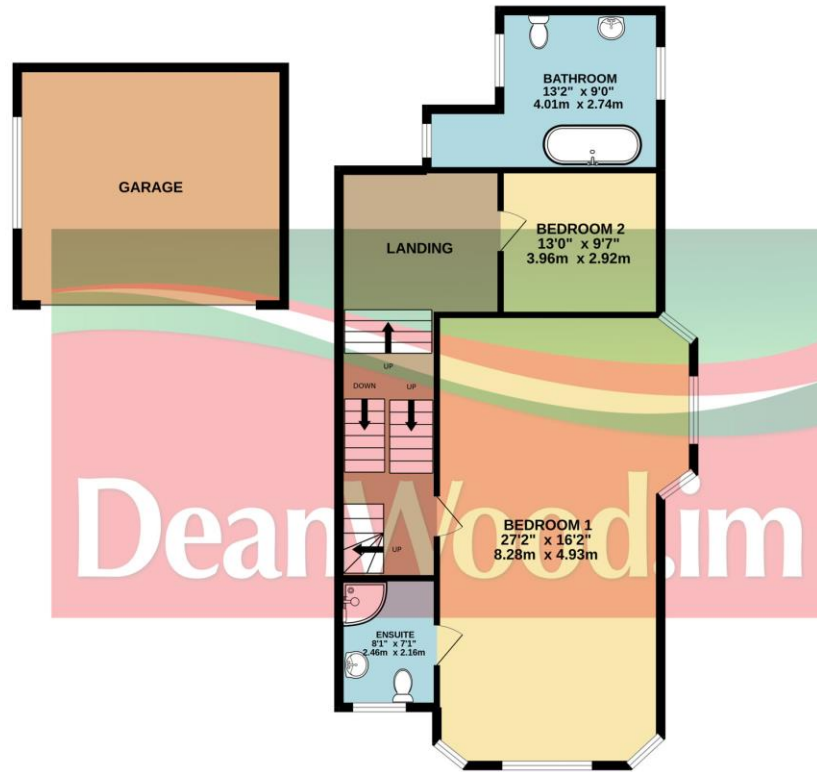
**For further details and arrangements to view, please contact the Agents.**

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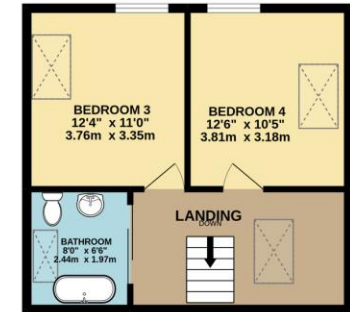
GROUND FLOOR  
1107 sq.ft. (102.8 sq.m.) approx.



1ST FLOOR  
860 sq.ft. (79.9 sq.m.) approx.



2ND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 2346 sq.ft. (218.0 sq.m.) approx.

Not to scale-for identification purposes only  
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