

# Hazlewood House, Ballaragh, Laxey

Ref No DDP05607



**PRICE £2,495,000**

## 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

LEZAYRE HOUSE  
87 PARLIAMENT STREET  
ISLE OF MAN IM8 1AQ

01624 816111

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

**DeanWood.im**

These particulars are for information purposes only. They do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact. Neither the vendor nor DeanWood Agencies Limited ('the firm'), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

- Extensive South-Facing Balconies and Terraces from all Principal Accommodation with Glass Balustrading to Ensure Uninterrupted Panoramic Views
- Triple Aspect 43ft Living Room
- 29ft Kitchen/Dining Room with Granite Work Surfaces Which Incorporates a Large Butcher's Block and a Wealth of Bespoke Units
- TV/Family Room
- Dining Room
- The Principal Suite is a Triple Aspect Bedroom, Dressing Room and Sumptuously Appointed Bathroom/Wet Room
- 4 Further Double Bedroom Suites
- Guest Cloakroom
- Utility Room
- 3 Car Heated Garage with Electric Garage Doors
- Remote Controlled Electrically Operated Gate with GSM Intercom System
- Hansgrohe and Duravit Bathroom Fittings

- Lutron HomeWorks Programmable Multi-Room Lighting System
- Integrated Sound System Linked to all Principal Rooms
- Security System
- Energy Saving Heat Recovery Ventilation System
- Centrally Controlled Air Conditioning in all South Facing Rooms
- Solar Heating System Linked to Hot Water Supply
- Argon Filled Low-e and Heat Reflective Double Glazing
- Underfloor Heating Throughout with Each Room Digitally Controlled Independently
- Cross-grained Oak Internal Doors
- Solid Oak Flooring in the Living Room, Hall & Study
- Traditional Construction Uses 140mm Thermal Block to Interior Walls
- PBX Telephone System Installed with 2 Lines
- 8 Camera CCTV System with Remote Access
- Wood Burners in the Living Room and Family Rooms



## Hazlewood House, Ballaragh, Laxey

---

With elevations of rendering relieved by mature Manx stone, the property is entered via an electrically operated gate leading to a sweeping expanse of block-paved driveway illuminated by pillar lighting on vehicle-activated sensors.

The property is set in secluded low maintenance grounds of one acre. The front elevation is distinguished by a broad expanse of block paved driveway providing generous secure guest parking. It is bordered by strip lighting, while the extensive rear balconies and terraced areas combined with paved paths leading to tiered lawns maximise the site's elevated position and provide spectacular coastal views. Large wooden shed: Ideal for summer furniture and garden equipment storage.



Hazlewood House, Ballaragh, Laxey

---

The price is to include fitted floor coverings, curtains and blinds.

### **DIRECTIONS TO PROPERTY:**

Travelling northwards through Laxey village, follow the road round onto Ramsey Road. Pass Ard Reayrt and take the next turning on the left onto Ballaragh Road. Proceed along this road for approximately 325m where Hazlewood House will be found on the right hand side.

In greater detail the accommodation comprises:

### **GROUND FLOOR**

**ENTRANCE** Double red cedar doors to:-



**ENTRANCE VESTIBULE** (11'6" x 5'11" approx.) With triple aspect windows. Double solid oak doors to:-



## Hazlewood House, Ballaragh, Laxey

---

**LIVING ROOM** (43'5" x 22'9" approx.) Recessed mood lighting to ceiling. Triple aspect windows with picture window and patio doors to the terrace and balcony.



## Hazlewood House, Ballaragh, Laxey

**DINING ROOM** (18'6" x 17'10" approx.) Double aspect windows. Slate finish chimney breast with flush fitted remote controlled "Gazco" gas fire with a white stone fuel bed and polished stainless steel surround. Double aspect windows with picture window and patio doors to terrace.



**STUDY** (10'10" x 9'8" approx.) Fitted out with shelving, storage and two desk units. Double aspect windows.

**GUEST CLOAKROOM** Hansgrohe sculptured wash basin with single lever waterfall basin mixer and WC. Tiled walls with glass metallic effect tile detailing, tiled floor, chrome heated flat fronted towel warmer.

### **COAT STORAGE/ELECTRICS CUPBOARD**

**KITCHEN/DINING ROOM** (29'2" x 18'6" approx.) Lavishly equipped with a wealth of granite topped cabinets incorporating twin Neff ovens, Neff microwave, Neff warming drawer, stainless steel sink and integrated Neff dishwasher. Matching granite topped island unit with back-lit open glass shelving and a hardwood butcher block. A Neff gas hob and ceiling mounted stainless steel extractor above. Bank of full height wall cabinets incorporating built-in Liebherr side by side combination fridge and freezer in stainless steel finish and matching temperature controlled wine cooler. An additional built-in fridge for cold drinks and beers. Double glass doors to the living room. Tiled floor. Double aspect with picture window and patio doors to terrace.



Hazlewood House, Ballaragh, Laxey



**FAMILY ROOM** (25'0" x 18'1" approx) Enjoying double aspects.



**LOBBY** Tiled floor. Door to three car garage. Door to side garden.

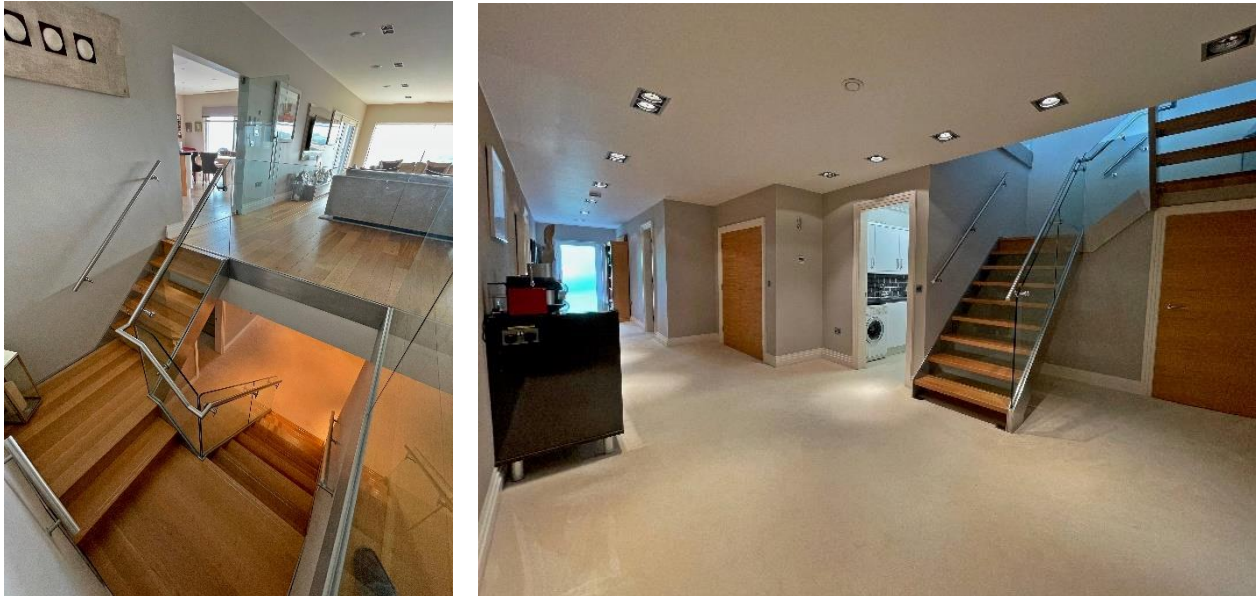
**GARDENER'S CLOAKROOM** Wash basin and WC. Tiled floor and half tiled walls.

**PLANT ROOM** Housing domestic hot water systems and heating controls.



**LOWER GROUND FLOOR**

**HALLWAY** (41'11" x 7'11" approx.) Leads from living room, bespoke oak staircase with glass risers and frameless glass balustrade. Under-stairs store. Door to side garden. Double cloaks cupboard/electrics cupboard.



**PRINCIPAL SUITE** (22'9" x 15'11" approx.) Picture window and patio doors to the terrace. Concealed ceiling mounted retractable TV housing in the bedroom. Walk-in wardrobe lined with built-in units. Triple aspect windows.

**EN-SUITE BATHROOM AND WET ROOM** (13'9" x 9'7" approx.) Sumptuously appointed with twin wash basins set on vanity console, by Duravit with Hansgrohe fittings. Twin wall mounted mirrors with touch activated concealed lighting. Spa bath with underwater coloured mood lighting. WC. Wet room area with Hansgrohe 'monsoon' overhead shower and separate spray attachment. Chrome flat panel heated towel warmer. Fully tiled walls with glass metallic effect detailing and Aquavision in-wall television. Tiled floor.

## Hazlewood House, Ballaragh, Laxey



**BEDROOM 2** (16'10" x 11'3" approx.) Double aspect. Patio door to terrace. Dressing area lined with built-in wardrobes and a study area.

**EN-SUITE BATHROOM** Curved shower cubicle with Hansgrohe 'monsoon' overhead shower and spray attachment. Duravit wash basin set on vanity console. WC. Flat panel chrome heated towel warmer. Fully tiled walls and floor





**BEDROOM 3** (18'6" x 13'7" approx.) Fitted wardrobes, matching bedside units and dressing table.

**EN-SUITE SHOWER ROOM** With curved glass shower enclosure with Hansgrohe 'monsoon' overhead shower and spray attachment. Duravit wash basin set on vanity console. WC. Chrome flat panel heated towel warmer. Fully tiled walls and floor.



**BEDROOM 4** (18'6" x 12'5" approx.) Fitted wardrobes with matching bedside units.

**EN-SUITE SHOWER ROOM** With curved glass shower surround with Hansgrohe 'monsoon' overhead shower and spray attachment. Duravit wash basin set on vanity console with mirror above. WC. Chrome flat panel heated towel warmer. Fully tiled walls and floor.





**BEDROOM 5** (16'10" x 11'5" approx.) Patio door to terrace. Walk-in wardrobe lined with built-in units. Double aspect windows.

**EN-SUITE BATHROOM** With bath, WC and wash basin set on vanity console with mirror fronted three door cabinet above, all by Duravit with Hansgrohe fittings. Curved shower cubicle with Hansgrohe 'monsoon' overhead shower and spray attachment. Chrome flat panel heated towel warmer. Fully tiled walls and floor.



**LAUNDRY ROOM** Range of wall cabinets and base units with stainless steel sink unit. Part-tiled walls. Tiled floor. Plumbed for two washing machines and vented for a dryer.

## **OUTSIDE**

**TRIPLE GARAGE** Heated three car garage with electrically operated doors. Storage racking and workstation. Two oil fired Firebird boilers. Tiled floor. Access to insulated loft space.

## **SERVICES**

Mains electricity and water.

Solar heating system.

Oil storage tank and gas cylinders.

Argon filled low-e and heat reflective double glazing.

The gas cylinder, oil tanks and air conditioning unit are situated away from the main house.

Hazlewood House, Ballaragh, Laxey

---

**ASSESSMENT**

Rateable value £TBC

Approx Rates payable £3,767.28 (incl. of water rates).

**TENURE**

FREEHOLD

VACANT POSSESSION ON COMPLETION

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

