



Grove House Grove Mount,
Ramsey
Isle Of Man

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Asking Price: £699,950



Grove House Grove Mount

Ramsey, Isle Of Man

Tenure: Freehold

- A beautifully presented detached family home
- A lovely south-facing, manicured walled garden
- Conveniently situated for the Doctor's, Dentist and Ramsey Cottage Hospital
- Bunscoill Rhumsaa Primary School and Ramsey Grammar School are just a short drive away
- Spacious and versatile accommodation across three floors
- Potential to create a new master bedroom suite
- The ground floor comprises a living room, a dining kitchen, utility room, cloakroom, and an integral single garage, along with a downstairs bedroom and en suite shower room
- Upstairs, there are three bedrooms (1 en-suite) and a family bathroom
- A converted attic offers a versatile space ideal for a hobbies room, children's playroom, or home office
- A driveway provides off-road parking for two vehicles.
- The property is served by mains electricity, water and drainage with uPVC double glazing and oil-fired central heating installed

Porch

An attractive solid wood front door opens into a welcoming porch, featuring lovely parquet wood flooring and a pendant ceiling light. A glazed inner door leads through to the light and airy entrance hallway.

Entrance Hall

The entrance hall features the attractive parquet wood flooring and a turning staircase to the first floor, with a large uPVC window providing natural light. Additional features include a telephone and access to the inner hallway which leads to the integral single garage and utility room.

Living Room

A lovely family space enjoying dual aspect windows, providing an abundance of natural light and pleasant views over the beautiful manicured garden. The room features attractive parquet wood flooring, with space for a log-burning stove complemented by alcove shelving to both sides. Additional features include twin pendant ceiling lights, a television point and glazed double doors leading to the kitchen / Dining room.

Kitchen / Dining Room

A fully fitted shaker-style kitchen finished with cream fronted cupboards and drawers complemented by stone-effect worktops incorporating a 1½ bowl stainless steel sink with mixer tap and tiled splashbacks. Integrated appliances include a NEFF fridge, dishwasher, four-ring hob with extractor above and an under-counter oven with grill. The kitchen also offers space for a large dining table and chairs, with tiled flooring and a lovely picture window providing views over the walled garden. French patio doors open out to the garden and patio area, while a glazed door leads to the entrance hallway. This is a perfect kitchen for families to come together or those looking to entertain.





Cloakroom

A convenient cloakroom fitted with a WC and wash hand basin, complemented by wood flooring and an extractor fan. A high level cupboard houses the electric fuse board.

Inner Hallway

The inner hallway features tiled flooring, with a door providing access to the driveway and a glazed door leading through to the rear garden.

Utility Room

A practical utility room housing the Worcester oil-fired central heating boiler, with plumbing and space for a washing machine and tumble dryer. Fitted with wall and base units providing storage, together with a worktop incorporating a stainless steel sink and drainer. A uPVC window provides natural light, while tiled flooring ensures easy maintenance.

Integral Garage

A single garage fitted with an electric up and over door, with power and light. The space is further enhanced by fitted shelving, along with wall and base units providing additional storage space.

Bedroom 1

A generous double bedroom enjoying dual aspect windows, providing an abundance of natural light. Patio doors open directly onto the garden, offering lovely views of the mature surroundings. Additional features include a television point and space for a sofa and freestanding furniture.

Ensuite Shower Room

Fitted with a walk-in shower cubicle featuring a power shower with body massage jets, complemented by a tiled surround and sliding glass door and screen. The suite also includes a pedestal wash hand basin and WC, with recessed downlights.



First Floor Landing

Stairs leading to the second floor.

Bedroom 2

A light and airy double bedroom enjoying pleasant views over the garden. The room offers ample space for freestanding furniture and relaxing chairs.

Ensuite Shower Room

Fitted with a shower enclosure featuring a power shower with body massage jets, complemented by a tiled surround and glass door. The suite also includes a WC and a pedestal wash hand basin with vanity storage below, along with additional shelving. Wood flooring and recessed lighting.

Dressing Area

A useful dressing area featuring alcove shelving and hanging space, complemented by wood flooring.

Potential New Master Bedroom

Currently accessed via Bedroom 2, this extension was completed approximately 10 years ago. To meet current building regulations, minor alterations are required, including extending the landing and creating a separate wall and doorway to Bedroom 2. The current owners are in the process of arranging for these works to be completed. The space offers excellent potential as a new master bedroom.

Bedroom 3

A comfortable double bedroom enjoying pleasant views over the garden. The room offers space for freestanding wardrobes, and vanity desk and chair.

Bedroom 4

A single bedroom enjoying pleasant views over the garden. The room offers space for a wardrobe and chest of drawers, perfect for young children or occasional visitors.





Family Bathroom

A lovely family bathroom suite comprising a panelled bath with mixer tap and shower attachment, alongside a WC and pedestal wash hand basin. Recessed downlights provide modern lighting.

Second Floor Landing

The second floor landing features an attractive exposed brick wall, adding character, along with a Velux window providing natural light. Additional storage space is also available.

Hobbies Room / Play Room / Home Office

A versatile room, ideal for use as a hobbies room, children's playroom, or home office. A large Velux window provides an abundance of natural light, while eaves storage to both sides offers practical space saving solutions. Power and lighting are also provided.

Garden

The walled garden is a true gardener's paradise, featuring beautifully curated flower beds brimming with a vibrant array of flowers and shrubs. These plantings provide year-round interest, offering a delightful combination of colour, texture, and fragrance throughout the seasons. Thoughtfully designed for both relaxation and entertaining, the garden includes inviting patio areas, secluded seating spots, and an elegant gazebo perfectly positioned to take in views of the entire space. Convenient access is provided via the kitchen's patio doors, as well as from the downstairs bedroom, allowing seamless enjoyment of this tranquil outdoor retreat.





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

2199 ft²

204.2 m²

Reduced headroom

120 ft²

11.1 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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