



**1 Belmont Terrace, Jurby Road, Ramsey**  
Isle Of Man

Asking Price: £495,000

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# 1 Belmont Terrace Jurby Road

Ramsey, Isle Of Man

Tenure: Freehold

- A spacious three bedroom period townhouse in a convenient area of Ramsey.
- Impressive room proportions with distinctive features throughout.
- A perfect home for families seeking space both inside and out, or for those looking for multi-generational living accommodation.
- The accommodation comprises; kitchen, dining/family room, utility room, drawing room, three bedrooms and three bathrooms, with the potential for a self-contained annex
- A large gravel driveway provides ample off-road parking for multiple vehicles.
- The extensive garden leads down to the banks of the Sulby River and features a log cabin and decked area, a perfect setting for al fresco dining and outdoor entertaining.
- The property features new double glazed windows and oil-fired central heating.
- A beautiful rear courtyard garden.
- A unique property offering versatile accommodation to suit a wide range of buyers.

### Entrance Hall

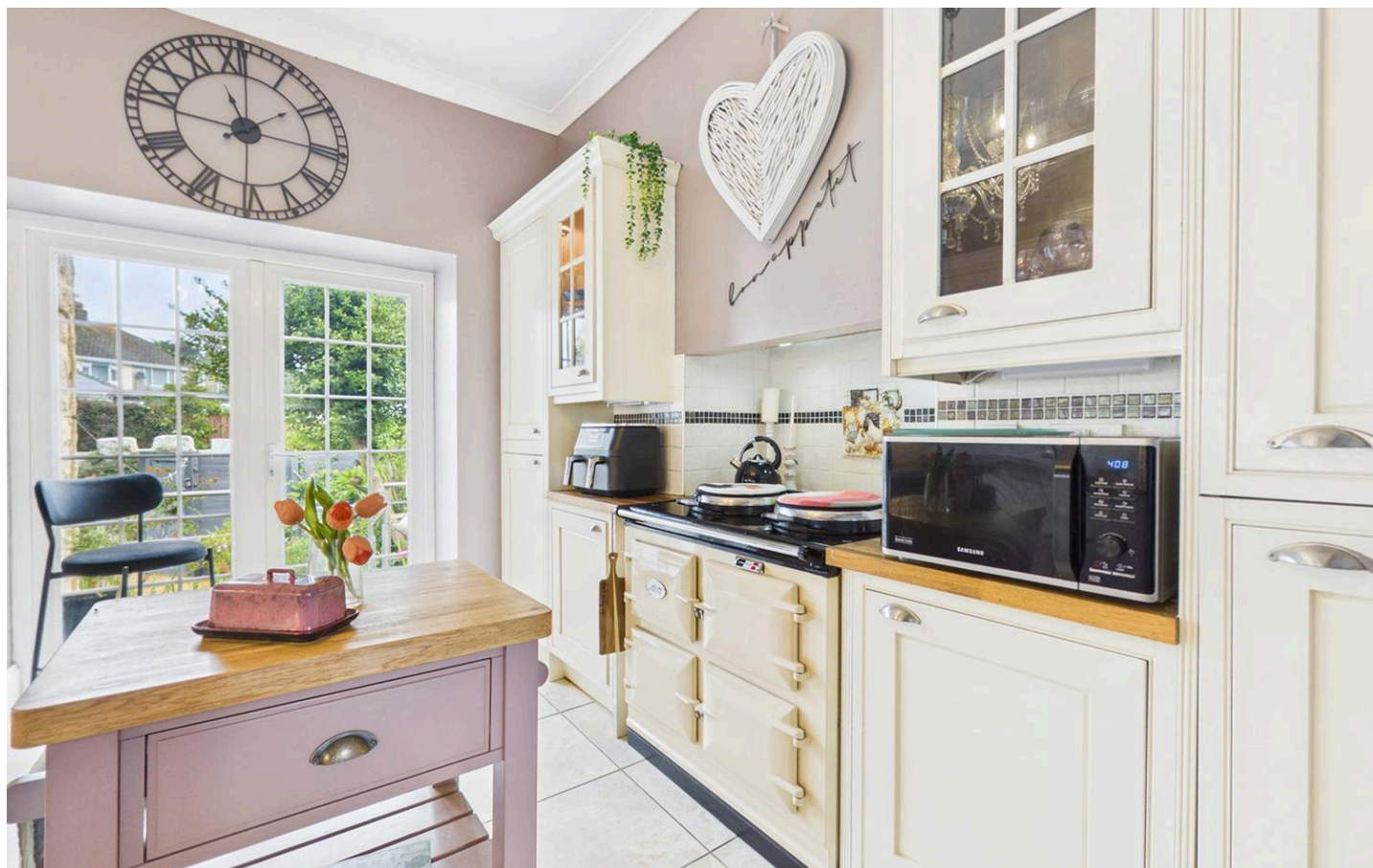
A beautifully light and welcoming entrance hall, accessed via a composite front door with glazed side panels. The impressive ceiling height enhances the sense of space, while a charming fireplace provides a striking focal point. Finished with attractive wood flooring, the hall also offers access to the utility room. An original staircase with traditional handrail and balustrades leads to the first floor.

### Dining Room / Family room

A superb reception room, ideally suited to both formal dining and relaxed entertaining. This space is enhanced by lovely high ceilings and twin uPVC windows, allowing an abundance of natural light. A feature fireplace provides an attractive focal point, while the generous proportions offer space for a dining table and chairs, together with a seating area. Additional features include built-in alcove cupboards incorporating drawers and display shelving, a television point, wood flooring and coving.

### Kitchen

A shaker style kitchen featuring a range of cupboards and drawers, complemented by contrasting laminate and hardwood worktops. The kitchen is equipped with an electric Aga, integrated fridge freezer, and space for a freestanding dishwasher. Additional features include a Belfast sink with tiled splash backs and tiled flooring throughout. Patio doors provide direct access to the enclosed courtyard garden, perfect for relaxing and entertaining.





### Utility Room

A uPVC door provides access to the courtyard garden. The space benefits from plumbing for a washing machine and offers excellent storage, including a large cupboard housing the oil-fired central heating boiler and pressurised hot water cylinder. An additional storage cupboard contains the electrical fuse board. Wood flooring runs throughout and a staircase lead down to the lower ground floor annex.

### Half landing

### Bathroom

A charming and characterful family bathroom featuring a freestanding roll-top bath with claw feet, mixer taps, and shower attachment. The suite also comprises a WC and pedestal wash hand basin, complemented by a heated towel rail for added comfort. Period features include a dado rail with wood panelling below and decorative feature wallpaper, creating an elegant and inviting atmosphere. A large uPVC window provides light and ventilation, while an extractor fan and practical vinyl flooring ensure easy maintenance.

### Landing

### Drawing Room

A formal reception room enjoying an abundance of light, with attractive views towards North Barrule. The room features a fireplace with a decorative tiled surround, creating an attractive focal point. Additional benefits include a useful alcove storage cupboard, impressive high ceilings with coving and laminate wood flooring. Thanks to its generous proportions and versatile layout, the room could also be utilised as an additional bedroom if required.



## Bedroom 2

A double bedroom featuring an attractive decorative ceiling, enhancing the room's character and charm. The room also benefits from an ornate fireplace and coving, creating an elegant and comfortable space.

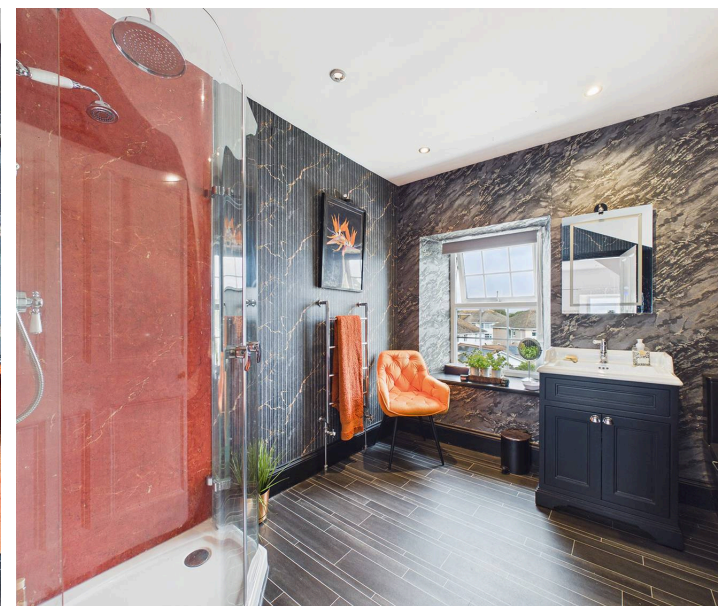
## Landing

## Master bedroom

A well proportioned master bedroom enjoying an attractive outlook over the front garden, with distant rolling hills and views of the Sulby River below. Twin uPVC windows provide lots of natural light, enhancing the bright and spacious feel of the room. Further features include recessed lighting, twin wall lights, and practical vinyl tile effect flooring, creating a comfortable bedroom.

## En-suite

A beautifully appointed en suite bathroom featuring a stunning double-ended freestanding bath with mixer tap and shower attachment, creating a luxurious focal point. A separate enclosed shower cubicle is finished with marble effect Mermaid boarding and glazed doors, offering both style and practicality. The wash hand basin is set within a vanity unit providing useful storage below, with an illuminated mirror above. A uPVC window allows for natural light and ventilation, while wall lights add a warm ambience. Completing the room is attractive vinyl tile-effect flooring, combining durability with ease of maintenance. The bath, shower and WC were newly installed this year.





## Lower Ground Floor Annex

### Inner Hallway

Walk-in storage cupboard with light.

### Lounge / Kitchen / Dining Room

A fitted kitchen comprising a range of wall and base units, providing ample storage and workspace. The worktop incorporates a 1½ bowl stainless steel sink with drainer, together with a four-ring electric hob and built-in oven below. The room offers ample space for a dining table and chairs, as well as a comfortable lounge area, creating a versatile open-plan living environment. Ideal for a young adult seeking greater independence, an elderly relative looking to downsize, or as accommodation for extended family, the space provides flexibility to suit a variety of living arrangements.

### Bedroom

A double bedroom featuring wood effect vinyl flooring, creating a practical and low-maintenance living space.

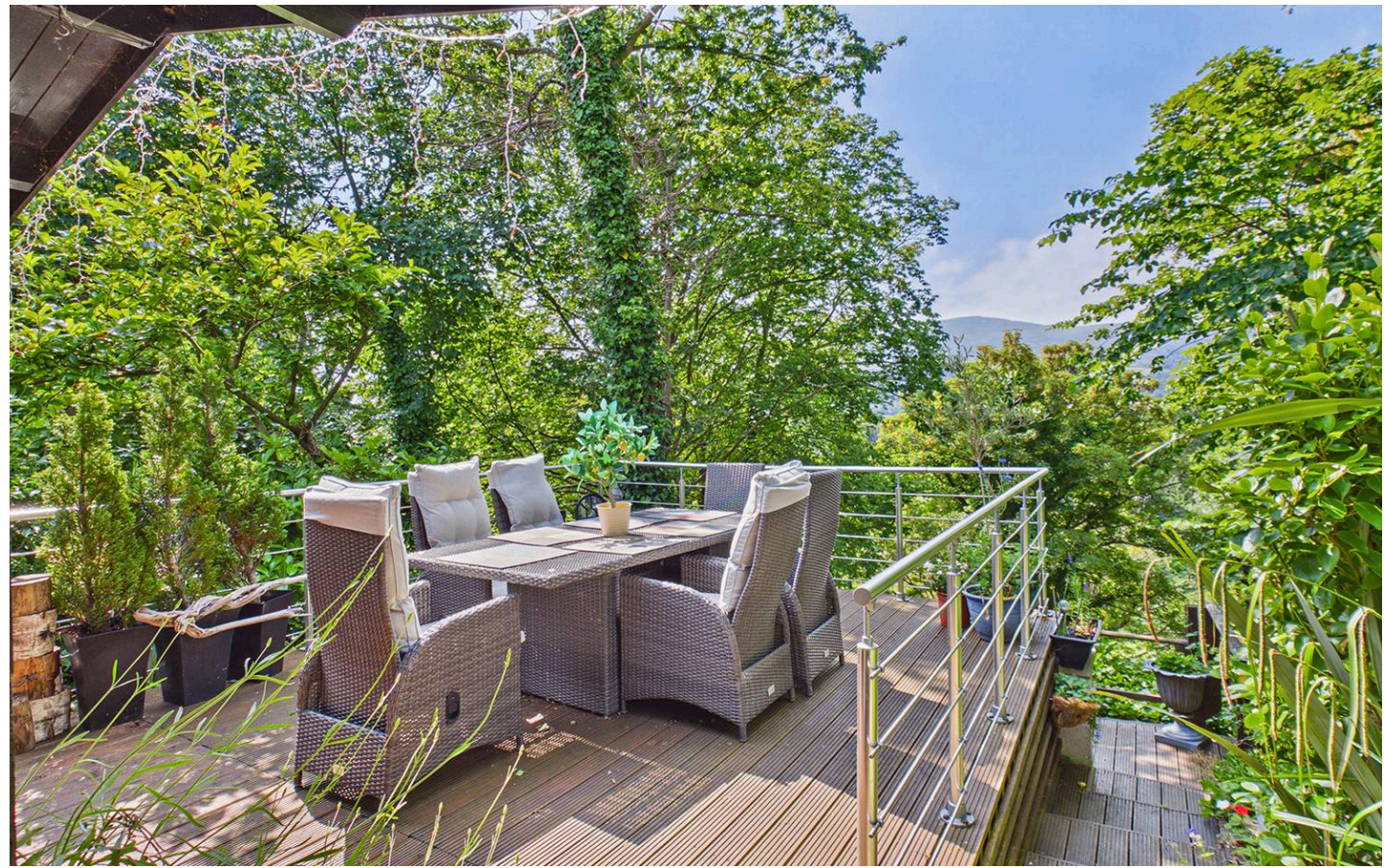
### Bathroom

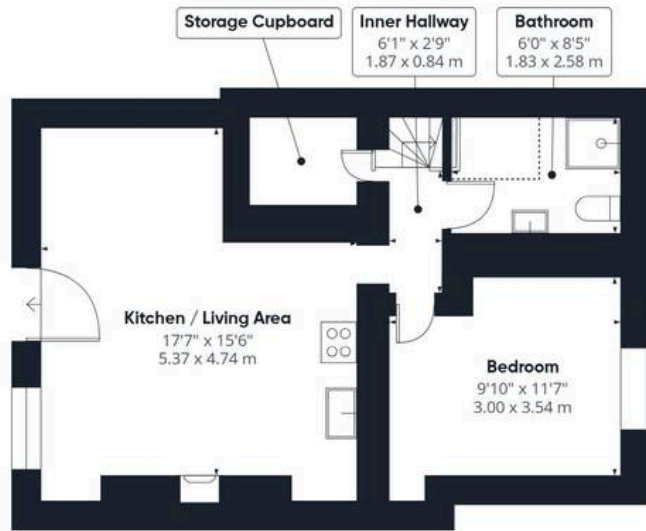
Fitted with a WC (saniflo), pedestal wash hand basin and shower enclosure, this practical shower room provides all the essential facilities for a self contained annex.



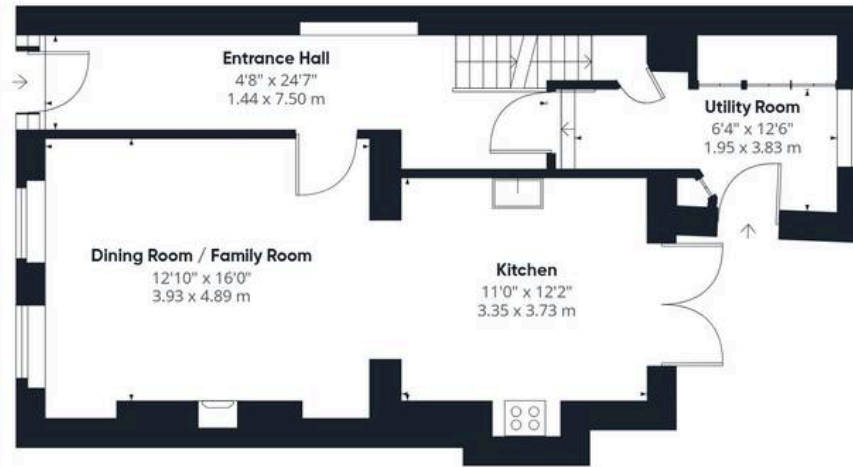
## GARDEN

To the front of the property is an extensive gravel driveway, accessed via double gates, providing ample off-road parking for several vehicles. A pathway leads to a log cabin and decking area, perfectly positioned to enjoy views over the gardens, which extend down to the Sulby River. The log cabin provides a peaceful retreat with modern conveniences, making it ideal as a home office, hobby room or relaxing escape. There is also ample space for outdoor seating and a large dining table, creating an excellent setting for al-fresco dining and entertaining. The gardens are a particular feature of the property, offering a picturesque and tranquil environment while remaining conveniently located in the heart of Ramsey.





Floor 0



Floor 1



Floor 2



Floor 3

**Approximate total area<sup>(1)</sup>**

2068 ft<sup>2</sup>

192 m<sup>2</sup>

**Reduced headroom**

19 ft<sup>2</sup>

1.8 m<sup>2</sup>

(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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