



## PINEHURST, THE CRESCENT EAST, RAMSEY, IM8 2JN

Semi Detached Recently Refurbished 7 Bedroom Victorian Family Home. Situated In An Elevated Position Overlooking Ramsey With Stunning Sea Views. Vacant Possession

**For Sale - £320,000**

### PROPERTY SUMMARY

Price:	£320,000
Type:	Semi-detached
Status:	For Sale
Area:	NORTH, Ramsey
Bedrooms:	7
Reception Rooms:	5
Bathrooms:	3

## FULL DESCRIPTION

PINEHURST, THE CRESCENT EAST, RAMSEY, IM8 2JN

### ACCOMMODATION

#### LOWER GROUND FLOOR

##### ANNEXE

##### Lounge (approx. 18'2 x 16'4)

Entering through a Glazed PVC door into a spacious room, high level ceilings with central light. Floors finished with high grade carpets.

##### Storage Room (approx. 7'4 x 3'8)

A spacious room which could be converted into a kitchen to form a self-contained apartment, the floors are fully carpeted throughout.

##### Bedroom (approx. 12'9 x 12'0)

A cosy double bedroom. Centre ceiling light. Floors carpeted.

#### MAIN HOUSE

#### GROUND FLOOR

##### Entrance Porch (approx. 8'4 x 4'6)

Composite PVC Door with single glazed light, high level coved ceiling. Newly installed electrical distribution cupboard. Large period style timber door with decorative panelling and two glazed side lights. Floors finished with oak coverings. Access into:

##### Hallway (approx. 7'8 x 7'0)

A grand entrance with traditional Victorian features. Staircase leading to first floor. Floors carpeted throughout.

##### Lounge (approx. 19'6 x 18'3)

This beautiful bright room offers high level ceilings with decorative coving. Large centre ceiling rose with modern light. Large bay window offering stunning panoramic views over Ramsey and up to Bride. Floors finished with carpeted flooring.

##### Dining Room/Snug (approx. 14'8 x 14'2)

A good size room. Carpeted floors throughout. Space for log burner.

##### Kitchen/Breakfast Room (approx. 16'6 x 11'8)

A beautiful and bright room. High level ceiling. A modern kitchen comprising of grey high gloss floor and wall units with slate coloured square edged work surfaces. Modern white tiled splash backs, integrated appliances comprising of fridge freezer, dishwasher, 4 ring electric hob

### AT A GLANCE

Type:	Semi-detached
Status:	For Sale
Price:	£320,000
Area:	NORTH, Ramsey

### INSIDE

Bedrooms:	7
Reception Rooms:	5
Bathrooms:	3
En-suite:	2
Windows:	Double Glazed
Heating:	Gas Central Heating
Furnished:	No

### OUTSIDE

Garage:	
Front Garden:	Easily Managed
Rear Garden:	Easily Managed
Acreage:	0
Outbuildings:	No

### WHO TO CONTACT



Daniel Buxton - 07624 415436

Cowley Groves Ramsey

Landline: 01624 812823

Email: [dbuxton@cowleygroves.com](mailto:dbuxton@cowleygroves.com)

with separate oven and grill. Stainless steel sink and half with hot and cold mixer tap, separate breakfast bar. Floors finished with oak engineered floor coverings. Access to front and rear yards.

## FIRST FLOOR

### Half Landing

Providing access to the second and third floor. Floors carpeted. Access via a corridor into:-

### Bedroom 1 (approx. 13'0 x 11'6)

South facing double bedroom. centre ceiling light. Large thermostatic radiator. Floors carpeted through. Access into:-

### En-Suite Shower Room (approx. 8'0 x 6'9)

Bright and spacious shower room with fully fitted bathroom suite comprising of bath with shower over and opening shower screen. WC, half round. tiled to three sides. Floors finished with beech coloured floor finishes.

### Bedroom 2 (approx. 18'2 x 16'4)

A cosy and bright double bedroom. High level coved ceiling with centre ceiling light. Large bay window offering panoramic sea and coastal views. cast iron Victorian fireplace. Floors carpeted.

### Family Bathroom (approx. 6'9 x 5'0)

Bright and spacious bathroom room with fully fitted bathroom suite comprising of bath with shower over and opening shower screen. WC, half round sink. Towel Radiator. Tiled to three sides. Floors finished with beech coloured floor finishes.

### Bedroom 3 (approx. 14'9 x 14'2)

A most impressive double bedroom. High level ceilings with modern light fittings. Floors carpeted.

## SECOND FLOOR

### Half Landing

Vaulted ceiling. Floors carpeted throughout.

### Bedroom 4 (approx. 13'3 x 12'0)

A bright double bedroom. Floors carpeted throughout.

### En-Suite Shower Room (approx. 9'0 x 6'6)

Well fitted shower room comprising of full height tiling to four sides. Shower with sliding shower screen, half round sink. Chrome towel radiator. Floors fully tiled.

### Bedroom 5 (approx. 19'4 x 18'0)

A delightful double bedroom. Large south facing window. Floors carpeted throughout.

**Bedroom 6 (approx. 13'3 x 13'6)**

One of the most charming bedrooms in the house. This room offers vaulted ceilings within the bay window offering the most amazing panoramic views of the surrounding town and seascapes.

**Bedroom 7 (approx. 10'6 x 8'3)**

A delightful double bedroom. Large south facing window. Floors carpeted throughout.

**EXTERNAL**

**Front Garden**

A spacious front garden with lawned terraces and a large concrete patio area offering stunning views over the seascape.

**Rear Garden**

A good size rear garden with 2 small patio areas

**Directions**

From Parliament Square, Ramsey continue South along May Hill road and turn left at Lheaney Road. Take the third right turn onto Crescent Road and continue to the top, turning left towards Pinehurst which is clearly identified by our For Sale sign.

**Services**

Mains water, electricity and drainage. Gas fired central heating.

**Rates Payable:** £1041.66 (incl. Water Rates 2019)

**Offers**

All offers and negotiations through the offices of Cowley Groves & Co Ltd

**Possession**

Vacant possession will be given on completion by arrangement.

**Viewing**

Strictly by appointment through the Agents, Cowley Groves & Co, Ltd. 9 Parliament Street, Ramsey, IM8 1AS

To make an appointment through Managing Agents Cowley Groves: Please contact our Ramsey Office on 01624 812823 or email us on [ramsey@cowleygroves.com](mailto:ramsey@cowleygroves.com)

Cowley Groves are open Saturday 9.00am – 4.00pm.

We look forward to being of service to you.

Cowley Groves Team



## GALLERY

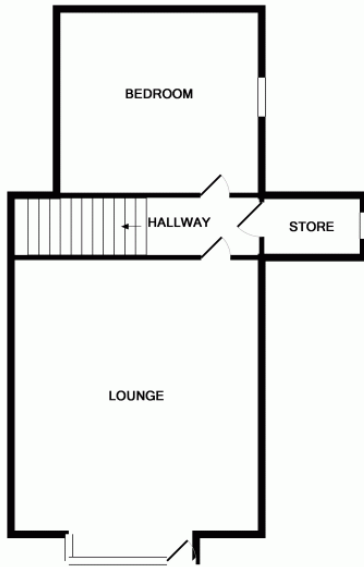
PINEHURST, THE CRESCENT EAST, RAMSEY, IM8 2JN



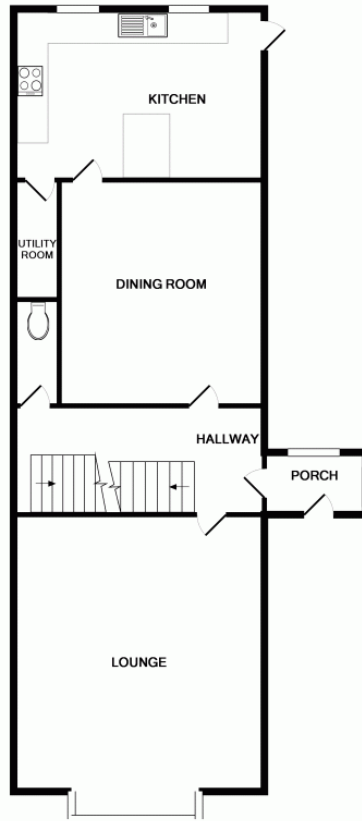


## FLOORPLANS

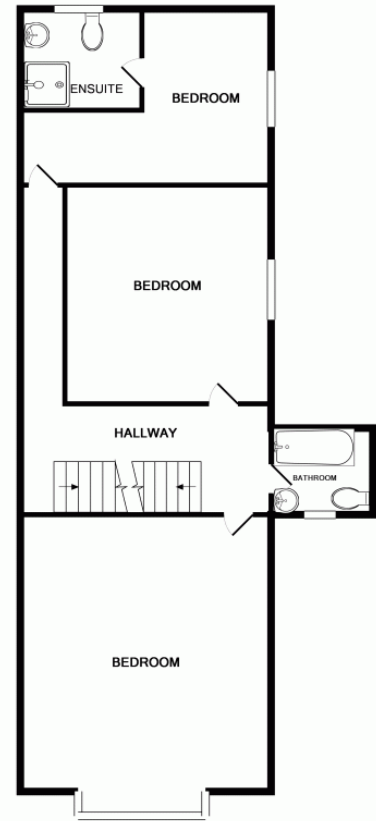
PINEHURST, THE CRESCENT EAST, RAMSEY, IM8 2JN



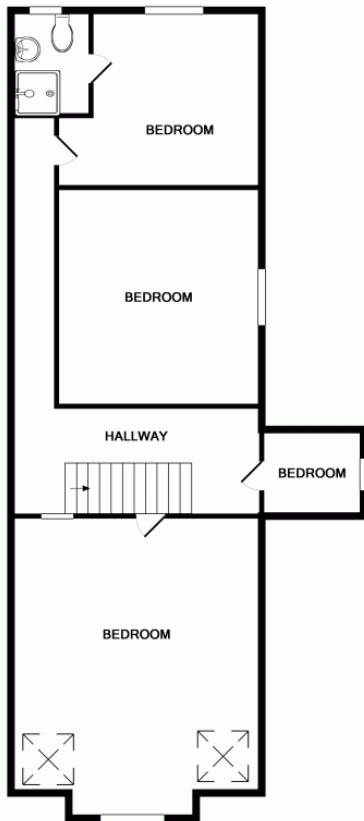
BASEMENT LEVEL  
 APPROX. FLOOR  
 AREA 558 SQ.FT.  
 (51.8 SQ.M.)



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 865 SQ.FT.  
 (80.4 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 874 SQ.FT.  
 (81.2 SQ.M.)



3RD FLOOR  
 APPROX. FLOOR  
 AREA 874 SQ.FT.  
 (81.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 3171 SQ.FT. (294.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## LOCATION

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