



AUGHTON LODGE

BALDRINE

black
grace
cowley

ESTATE AGENTS

- Detached house situated in an elevated position in Baldrine on a private lane with sea views
- Located within a 5 minute drive of Onchan's local amenities and similar distance to Laxey Beach
- Utility, Cloakroom, Home Office, Lounge, 4 Bedrooms, En Suite and Family Bathroom
- Bespoke oak framed open Plan Kitchen Diner and Sun Room constructed by Laxey Village Workshop
- Underfloor heating in Kitchen, Dining Area, Sunroom & Family Bathroom
- Oil fired central heating and double glazed throughout
- A third of an acre of mature and secluded landscaped gardens
- Double Garage and parking for up to 8 vehicles
- Timber Cabin currently used as a Gymnasium
- Various storage sheds and Greenhouse
- Viewing highly recommended





AUGHTON LODGE

Black Grace Cowley are delighted to offer Aughton Lodge to the market, this 4 Bedroom detached executive home is situated down a private lane off Upper Pack Horse Lane in Baldrine. To the front of the property there is off road parking for up to 8 vehicles, the house itself is nestled in a third of an acre of mature, secluded, landscaped gardens in an elevated position providing sea views.

Upon entering the house is the Entrance Hall which has a timber staircase with glass balustrades leading up to the first floor, there is a large built in cloaks cupboard and access to the downstairs W.C. Also off the entrance hall is Bedroom 4, which is currently being used as a Home Office, large bay fronted Living Room with multi fuel burner, built in cabinets and views towards the sea.

Lastly off the hallway is the signature room of the property, which is a stunning and spacious open plan Kitchen Dining Living area. The bespoke farmhouse style Kitchen includes granite worktops, a rangemaster cooker, and a double Belfast sink with a Quooker instant hot water tap. The kitchen dining area can comfortably accommodate a table for up to 8 people. This leads onto the handcrafted oak framed extension built by the Village Workshop in Laxey. This stunning vaulted room with exposed beams incorporates an Aga log burner and provides a substantial living space in addition to the Kitchen Diner. French patio doors also provide access out to the garden. Off the Kitchen Diner is the Utility Room where there is direct access to the rear garden. From the utility is a door to the Double Garage which houses the oil fired central heating boiler, workshop area and a built in staircase leading up to the attic storage room, which provides ample storage space.





Back to the main house, take the stairs up to the property's landing which leads to 3 Bedrooms. To the front are 2 double Bedrooms both with views out to sea, the slightly smaller of which has built in wardrobes to one wall. At the rear of the property is the Master Bedroom Suite which is a large double bedroom looking across the property's gardens and towards the electric tram lines with door to the En Suite Shower Room fitted with a contemporary style suite. The Family Bathroom has been beautifully refurbished with a free standing bath, large walk-in shower, pedestal wash hand basin and W.C.

















Outside to the rear from the oak extension is a large sunken patio area with steps leading up to the principal landscaped gardens extending to 0.3 acres, surrounded by mature tree and shrub borders, in addition to an array of fruit trees and a raised patio that currently incorporates an Arctic Spa hot tub. Various outbuildings to include a Greenhouse, two large Storage Sheds, plus a Log Cabin with double doors giving access to what is currently being used as a Gym. At the front of the property as previously mentioned there is off street parking in front of the double garages for 6 vehicles with additional parking to the side for another 2 vehicles if required.

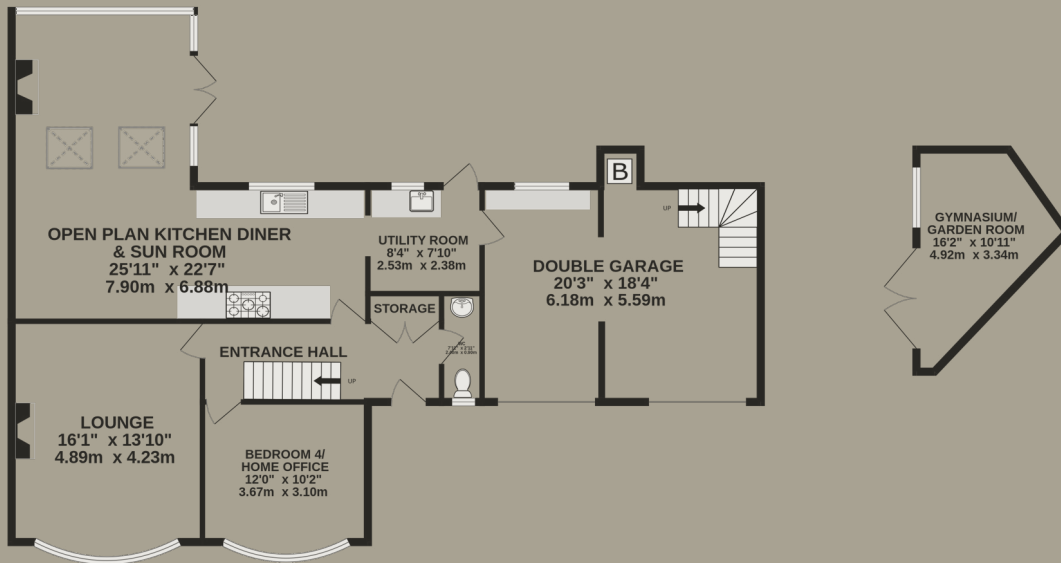
Aughton Lodge albeit situated in an extremely private position is conveniently located for local amenities, being just a short drive from Onchan or Laxey giving access to beaches, local shops and just a few minutes walk from the tram stop and bus services that feed Ramsey and Douglas.



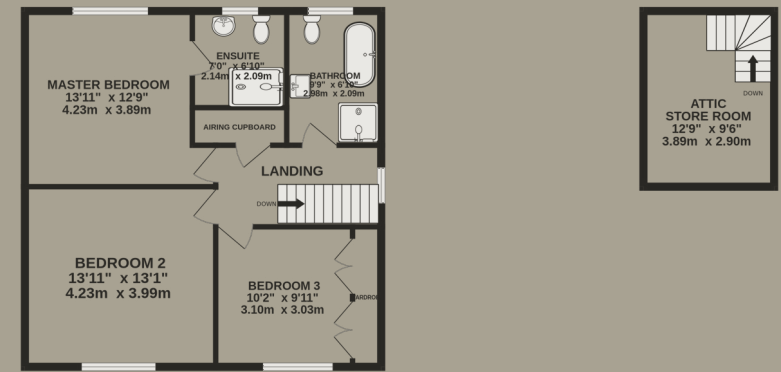




GROUND FLOOR
1410 sq.ft. (131.0 sq.m.) approx.



1ST FLOOR
792 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 2202 sq.ft. (204.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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VIEWING
Viewing is strictly by appointment only through the Agent.

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