



The Lhergy, Clay Head Road, Baldrine, IM4 6DN

Approx. 3,300sq/ft Detached 4/5 Bed Residence Situated in a Private & Tranquil Location. Beautifully Manicured Landscaped Lawned Garden. Integral Double Garage & Gated Driveway.

£875,000 **£799,000**

Property Overview

Property Type

Receptions

Detached

Bedrooms

Bathrooms

En-Suites

Property Details

Property Type	Detached	Heating	Oil Fired Central Heating
Receptions	4	Front Garden	Lawned
Bedrooms	4	Rear Garden	Landscaped
Bathrooms	2	Garage	Integral Double
En-Suites	1		



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Property Description

Accommodation

Ground Floor

- Front Porch (approx. 9'9 x 8'3)
- Entrance Hallway (approx. 19'3 x 8'4)
- Lounge (approx. 23'6 max x 15'10)
- Rear Porch (approx. 7'11 x 7'0)
- Kitchen/Diner (approx. 22'5 max x 13'4)
- Porch to Garage (approx. 3'9 x 3'6)
- Dining Room/Bedroom 5 (approx. 13'9 x 13'5)
- Sun Room (approx. 8'4 x 8'0)
- Bathroom & Sauna (approx. 12'9 x 9'5)
- Study (approx. 11'10 x 9'5)

First Floor

- Landing (approx. 13'9 max x 8'4)
- Bedroom 1 (approx. 19'11 x 19'3 min)
- En-Suite (approx. 9'4 x 6'4)
- Bedroom 2 (approx. 21'8 x 12'7)
- Jack & Jill Bathroom (approx. 9'4 x 6'1)
- Bedroom 3 (approx. 13'9 x 13'5)
- Large Storage Cupboard (approx. 9'5 x 6'0)
- Bedroom 4 (approx. 15'1 x 10'9)

Outside

To the front of the property there is a pillared and gated driveway providing access to the garage and ample off road parking. Oil bulk storage tank.

To the rear of the property there is a large beautifully manicured and landscaped lawned garden with multiple mature shrubs and a tree lined border.

Integral Double Garage (approx. 21'4 x 19'10)

Fitted with an electric up and over garage door. Houses the Eurostar oil fired central heating boiler.

Services

All main services are connected. Oil fired central heating.

Directions

Travelling through Onchan along Whitebridge Hill in the direction of Baldrine, continue along the Main Road for a short distance and turn right into Clay Head Road. Proceed straight ahead to the crossroads and bear right, where the gated entrance to The Lhergy can be found on the left hand side, clearly identified by our For Sale board.

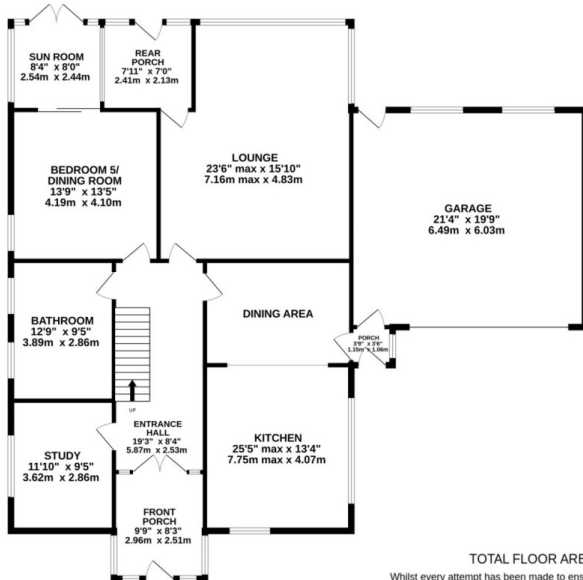




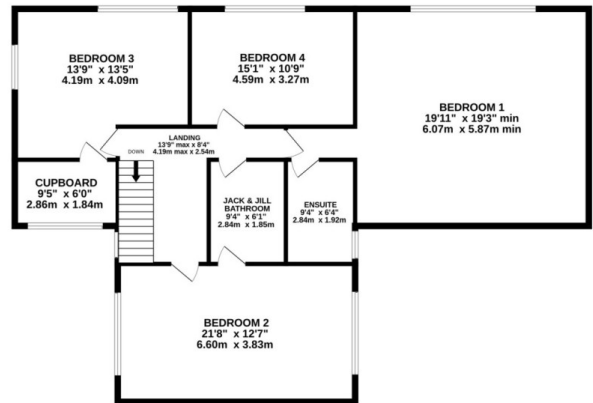




GROUND FLOOR
1910 sq.ft. (177.4 sq.m.) approx.



1ST FLOOR
1383 sq.ft. (128.5 sq.m.) approx.



TOTAL FLOOR AREA : 3293 sq.ft. (305.9 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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