



15 Queens Valley, Ramsey, IM8 1NG

This beautifully positioned detached house in the highly sought-after Queens Valley boasts 6 bedrooms, three en-suite bathrooms, spacious lounge and a stylish kitchen/diner perfect for family gatherings. Enjoy the convenience of an integral double garage and ample off-road parking for at least 4 vehicles. With a main bus route nearby and Ramsey's vibrant amenities just

minutes away.

£789,950

Property Overview

Property Type

Receptions

Detached

Bedrooms

Bathrooms

En-Suites

Property Details

Property Type	Detached	Cloakroom	1
Receptions	4	Heating	Oil Fired Central Heating
Bedrooms	6	Windows	Double Glazed
Bathrooms	1		Easily Maintained
En-Suites	3	Front Garden	
		Rear Garden	Lawned
		Garage	Integral Double



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Property Description

Entrance Porch

Hallway (Approx 23'4 x 15'10)

Large bright L shaped hallway with a carpeted staircase to the first floor. The hallway is finished with 2 ceiling lights and carpeted flooring.

WC (Approx 7'1 x 5'10)

Good size WC with a toilet and a vanity unit with sink on top. There is a tiled splash back behind the sink and a wall mounted mirror above. The WC is finished with an extractor fan, ceiling light and wood effect laminate flooring.

Lounge (Approx 23'9 x 15'9)

Large bright lounge with uPVC double glazed windows providing views to two aspects of the property. A bay window and two further windows provide views on to the front aspect, a further uPVC double glazed windows to the side aspect. The fire place is the main feature with an electric fire and large mirror above. The lounge is finished with 2 ceiling lights, recessed spot lights and carpeted flooring.

Study (Approx 11'3 x 9'9)

Accessed from the hallway through a set of wooden, paned double doors, the study also provides access to the conservatory. The study is finished with a ceiling light and carpeted flooring.

Conservatory (Approx 14'7 x 9'9)

Accessed from the study the conservatory is large and bright with uPVC double glazed windows to two sides and a set of double doors allowing access to the garden. The conservatory is finished with two wall lights and tiled flooring.

Dining Room (Approx 11'9 x 10'7)

Good size dining room currently used as a further reception room with views to the rear aspect through a uPVC double glazed window. The dining room is finished with a ceiling light and carpeted flooring.

Kitchen/Diner (Approx 22'5 x 11'9)

Large kitchen with light grey floor and wall mounted cupboards. Beneath the uPVC double glazed window providing views on the rear aspect is the sink with drainer and a standalone dishwasher beneath the quartz worktop. The cupboards on the left hand wall to the window include an integrated fridge and separate freezer, along with an integrated microwave. Along the wall to the right of the window are further cupboards for storage and the extractor fan above the electric hob. Beneath the worktop is the low level electric oven. A seating area is provided by the uPVC double glazed doors allowing access on to the

front aspect and the door which accesses the utility room. A further door from the kitchen/diner provides access to bedroom 6.

Annex/Bedroom 6 (Approx 20'4 x 10'2)

Accessed from the kitchen/diner the bedroom has many options for use as there is an en-suite bathroom. Set of uPVC double glazed doors providing views and access to the front aspect of the property. A prior owner used the room as an art gallery as it has a motion sensor burglar alarm system in the room and picture rails. Finished with fitted wardrobes and a wooden flooring.

En-suite Bathroom (Approx 10'2 x 9'3)

Fitted with a four piece suite comprising of a corner shower and sink to your left when entering the bathroom. The WC is positioned under the window, the panelled bath with mixer tap is along the right hand wall. The bathroom is finished with recessed ceiling lights and a tiled floor.

Master Bedroom (Approx 14'2 x 10'9)

A large double bedroom with a uPVC double glazed window providing views on to the side aspect. There is a range of built in wardrobes and cupboards to two walls which includes a dressing table with wall mounted mirror above. The bedroom is finished with ceiling lights and carpeted flooring. A second door in the bedroom provides access to the en-suite bathroom.

En-suite Bathroom (Approx 10'2 x 7'1)

A spacious bathroom with a uPVC double glazed frosted window providing views on to the rear aspect of the property. To your left when entering the bathroom is a large vanity unit with 6 drawers for storage and his and her sinks on top. Wall mounted above the sinks are two double cupboards with mirrored doors providing further storage. The WC is to the right of the window and the large walk in shower is on your right when entering the bathroom. The bathroom is finished with tiled walls, flooring and recessed ceiling lights.

Utility (Approx 7'5 x 5'7)

Good size room with light grey floor and wall mounted cupboards. Behind the door when entering the utility is the oil fired boiler, along the far wall is a worktop with space below for standalone washing machine and separate standalone tumble dryer.

Integral double garage (Approx 19'4 x 17'11)

Large double garage with a up and over garage electric door. The garage has a uPVC double glazed door which provides access to the rear garden directly from the garage. The garage is finished with a tiled floor and a ceiling light.

1st Floor**Landing (Approx 14'1 x 11'3)**

Spacious landing with a storage cupboard at the top of the stairs which houses the pressurised hot water tank. The landing has a Velux window above the stairs to allow natural light and a loft hatch. The landing is finished with a ceiling light and carpeted flooring.

Bedroom 2 (Approx 14'8 x 13'6)

Large double bedroom with views on to the side aspect through a uPVC double glazed window. The bedroom is finished with 2 ceiling lights and carpeted flooring. There is a door leading to the en-suite bathroom.

En-suite (Approx 8'5 x 7'9)

Good size bathroom with a white three piece suite comprising of a vanity unit with storage and sink. The sink has a wall mounted mirror above and the toilet has a concealed cistern with a push button flush. Beneath the uPVC double glazed frosted window providing views on to the side aspect is the radiator, with a storage cupboard to the right. On your right when entering the bathroom is the bath with shower and glass shower screen. The bathroom has mermaid board to all walls, recessed ceiling lights and is finished with tiled flooring.

Bedroom 3 (Approx 15'9 x 12'1)

Large bright double bedroom with dual aspect views the front and side aspect through uPVC double glazed windows. The built in wardrobes are included as part of sale which are on your right when entering the bedroom. The bedroom is finished

with a ceiling lights and carpeted flooring.

Bedroom 4 (Approx 15'9 x 9'10)

A further large bright double bedroom with dual aspect views the front and side aspect through uPVC double glazed windows. The bedroom is finished with a ceiling light and carpeted flooring.

Bedroom 5 (Approx 11'3 x 7'10)

Currently used for storage, this is another double bedroom with two uPVC double glazed window with views to the side aspect. The bedroom is finished with a pendant light fitting and carpeted flooring.

Main Bathroom (Approx 9'4 x 6'11)

Spacious bright bathroom with a white three piece suite comprising of a WC and built in bath which is positioned under the Velux window. At the end of the bath is a vanity unit with storage and sink, wall mounted above is a storage cupboard with mirrored doors. The bathroom is finished with tiled walls, flooring and an extractor fan.

Outside Space

At the front of the property there is a large driveway with space for at least 4 vehicles in addition to the integral double garage. The lawn area in front of the house wraps around the garden to the rear of the property with the boundary defined by walls, fencing and hedging. To the rear of the property is a further lawned area and a large shed for storage.

Services

Oil central heating.

Mains utilities

Mains sewage

Fibre broadband

Rates

For period 2025- 2026 £3,002.05

Directions

From Parliament Square, Ramsey head on the A3 Coast Road which takes you towards Laxey. Follow the road on to Ballure Road where you take a right turn into Ballure Grove. Bear left and continue straight on into Queens Valley then bear right and the property is along on your left hand side.

Offers

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

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

We look forward to being of service to you.

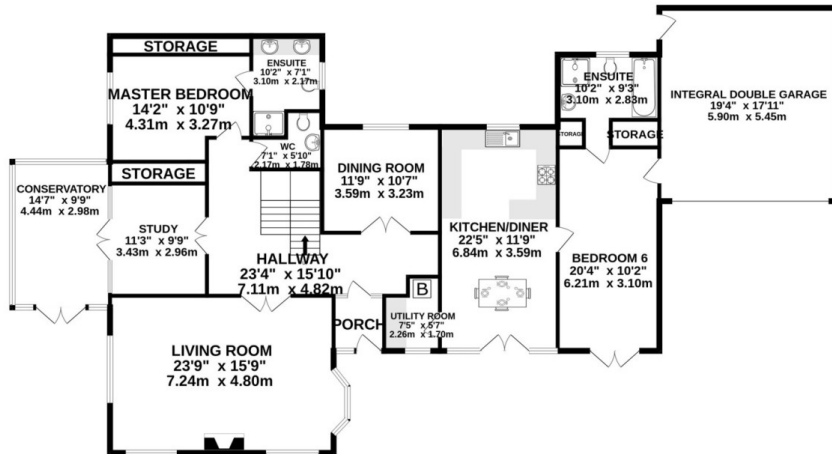
Cowley Groves Ramsey Team



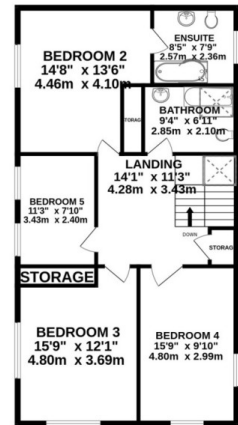




GROUND FLOOR
2218 sq.ft. (206.0 sq.m.) approx.



1ST FLOOR
911 sq.ft. (84.7 sq.m.) approx.



TOTAL FLOOR AREA : 3129 sq.ft. (290.7 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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