



Glion Loch, 2 Westhill Village, Jurby Road, Ramsey, IM8 3TD

Offered with no onward chain, Glion Loch is a large detached bungalow within the gated community of Westhill Village. With 3 spacious double bedrooms all being en-suite, large lounge and expansive kitchen/diner both accessing the private wrap around garden. In addition there is a dining room, utility & integral double garage. Within easy reach of Ramsey town centre,

schools & amenities.

£765,000

Property Overview

Property Type

Receptions

Detached

Bedrooms

En-Suites

Property Details

Property Type	Detached	Heating	Gas Fired Central Heating
Receptions	2	Windows	Double Glazed
Bedrooms	3	Front Garden	Lawned
En-Suites	3	Rear Garden	Lawned
		Garage	Integral Double



David Garfield

Ramsey Branch Manager
dgarfield@cowleygroves.com
 01624 812823

Property Description

Accommodation

Hallway (Approx 33'9 x 11'3)

uPVC composite door leading into a grand hallway with centre ceiling lights and sun domes for further natural light. There are two large double door storage cupboards with panelled doors, the hallway is finished with carpeted flooring.

Lounge (Approx 21'1 x 20'7)

Spacious and bright with uPVC double glazed windows throughout and two patio doors leading into the grounds and onto the decked area which has beautiful views to the country side. The lounge is finished with 3 modern wall up lighters, a brick built hearth and fire place with an electric fire and carpeted flooring.

Dining Room (Approx 18'4 x 15'3)

Large room for entertaining with the brick built hearth and fire place which is currently not in use. The dining room is finished with wall lights and carpeted flooring.

Kitchen/Diner (Approx 26'5 x 17'11)

A large bright kitchen/diner with uPVC windows and double doors leading into a timber decked area offering beautiful views up to Sky Hill. There are mahogany coloured wall and floor units with soft closers, chrome handles and a white granite work top. A large Rangemaster Toledo XT with an induction hob, electric double oven and a large extractor fan wall mounted above. Beneath the uPVC double glazed window is a stainless steel bottom hung double sink with a waste disposal unit built in and a Quooker instant hot water tap. Further along the same side beneath the worktop is an integrated NEFF commercial microwave. On the opposite side of the kitchen, to your right when entering from the hallway is space for a standalone Fisher and Paykel American fridge freezer. There is further space for a integrated Miele wine chiller. The kitchen diner is finished with ceiling lights and grey wood effect laminate flooring.

Bedroom 1 (Approx 17'11 x 14'3)

Large double bedroom with a uPVC double glazed bay window looking over the private gardens. The bedroom is finished with a 6 panelled timber door accessing the dressing room, 4 downlights and carpeted flooring.

Dressing Room (Approx 8'2 x 7'7)

Accessed from the hallway there is a 6 panelled timber door leading into a walk in wardrobe area with fully fitted wardrobes. There are two further 6 panelled timber doors which provide access to the bedroom and bathroom. The dressing room is finished with a uPVC double glazed window, ceiling light and carpeted flooring.

En-suite Bathroom (Approx 9'10 x 8'3)

Bright and spacious with a white bathroom suite comprising a walk in shower, wash hand basin, toilet with concealed cistern, low level Jacuzzi bath and a large uPVC double glazed windows. The bathroom is finished with tiled walls, floor and a ceiling light.

Bedroom 2 (Approx 17'11 x 14'3)

Large double bedroom with a uPVC double glazed bay window looking over the private gardens. The bedroom is finished with a 6 panelled timber door, 4 downlights, painted coved ceilings and carpeted floors.

Dressing Room 2 (Approx 8'2 x 7'7)

Accessed from the hallway there is a 6 panelled timber door leading into a walk in wardrobe area with fully fitted wardrobes. There are two further 6 panelled timber doors which provide access to the bedroom and bathroom. The dressing room is finished with a uPVC double glazed window, ceiling light and carpeted flooring.

En-suite Bathroom (Approx 9'10 x 8'3)

Bright and spacious with a white bathroom suite comprising a walk in shower, wash hand basin, toilet with concealed cistern, low level Jacuzzi bath and a large uPVC double glazed windows. The bathroom is finished with tiled walls, floor and a ceiling light.

Bedroom 3 (Approx 12'0 x 9'5)

A further double bedroom with a uPVC double glazed window looking on to the side aspect. The bedroom is finished with a centre ceiling light, papered walls and the floors carpeted. A 6 panelled timber door leads into the en-suite bathroom.

En-suite Bathroom (Approx 8'1 x 4'11)

Painted coved ceilings with ceiling lights, full height tiles walls and floors, white bathroom suite, comprising walk in shower, wash hand basin, toilet with concealed cistern, low level Jacuzzi bath with uPVC double glazed windows. The bathroom can also be accessed directly from the hallway if required.

Utility Room (Approx 10'3 x 8'10)

Fitted with a Range of white floor and wall units and a stainless steel sink with drainer positioned under the uPVC double glazed window. There is space below the worktop for a standalone washer and separate dryer. A further cupboard in the utility houses the hot water Megaflow tank. There are three doors in the utility with one accessing the outside space by the front door, the second door accessing the kitchen and final door leads in to the integral double garage. The utility is finished with a ceiling light and light grey wood effect flooring throughout.

Double Garage (Approx 21'4 x 18'10)

Large double garage with an electric up and over door with painted ceilings, painted walls and painted floors. The Worcester oil fired boiler is positioned at the rear of the garage near to the two uPVC double glazed windows.

Outside

Beautiful lawned gardens to the perimeter of the property with a large sweeping block paved driveway to the front. In the rear garden is a summerhouse and large shed.

A private patio area with blocked paving and a timber frame pegoda can be accessed from the uPVC double glazed doors from the lounge. A decked area provides a further seating area which can be accessed from the kitchen/diner.

Cabling is in place for a robot lawn mower with the only area not covered is the slightly raised garden near the summer house.

Situation

From Parliament Square, proceed north along Bowring Road and turn left onto Jurby Road. Continue along this road and the private gated entrance into Westhill Village will be found on the right immediately after the turning into Clifton Drive. Proceed into Westhill Village and bear right where 'Glion Loch' will be found on the right hand side.

Services

Mains water, electricity and drainage.

Oil Fired Central Heating

Rates Payable TBC

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

Possession Vacant possession will be given on completion by arrangement.

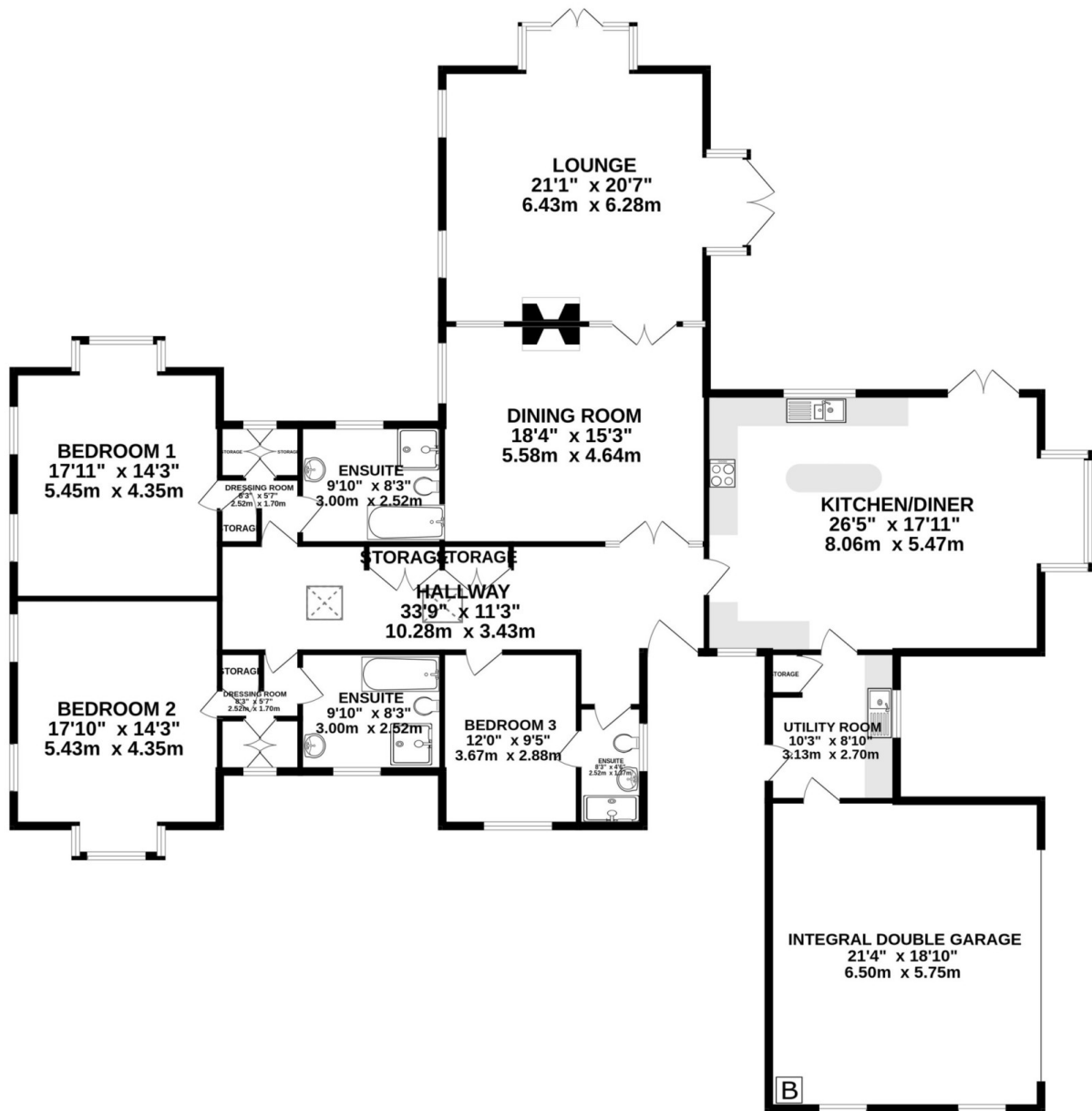
Viewing Strictly by appointment through the Agents, Cowley Groves & Co. Ltd. 9 Parliament Street, Ramsey, IM8 1AS.







GROUND FLOOR
2715 sq.ft. (252.3 sq.m.) approx.



TOTAL FLOOR AREA : 2715 sq.ft. (252.3 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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