



Kerrocoar, Lezayre Road, Ramsey, IM8 2TD

A spacious four-bedroom semi-detached family home with a self-contained one-bedroom annex, ideal for multi-generational living. The property features a modern kitchen/dining room, generous living space, off-road parking for at least 4 vehicles, attractive gardens and direct rear access to Ramsey Grammar School.

£485,000

Property Overview

Property Type	Semi-Detached
Receptions	2
Bedrooms	5
Bathrooms	2

Property Details

Property Type	Semi-Detached	Cloakroom	1
Receptions	2	Heating	Oil Fired Central Heating
Bedrooms	5		uPVC Double Glazed
Bathrooms	2	Windows	Easily Maintained
		Front Garden	Easily Maintained
		Rear Garden	Easily Maintained
		Garage	Driveway



David Garfield

Ramsey Branch Manager
dgarfield@cowleygroves.com
 01624 812823

Property Description

Ground Floor

Porch

Hallway (Approx 15'7 x 5'11)

A welcoming and bright entrance hallway featuring a wooden glazed side window and a uPVC double-glazed window on the half landing, allowing an abundance of natural light to fill the space. Finished with wooden flooring and a ceiling light.

Lounge (Approx 13'1 x 12'11)

A spacious and bright reception room centred around an attractive fireplace with a tiled hearth and multi-fuel stove. A large bay window to the front elevation provides plenty of natural light, while carpeted flooring and ceiling lighting complete the room.

Kitchen/Diner (Approx 19'0 x 12'7)

Positioned to the rear of the property, the kitchen is fitted with a range of wall and base units incorporating an integrated microwave, integrated oven, separate oven with grill, and integrated dishwasher. A four-ring electric hob with tiled splashback and extractor hood sits above the worktop, while the sink with mixer tap overlooks the breakfast bar, providing seating for two. The kitchen is finished with recessed spotlights and wood-effect vinyl flooring. The adjoining dining area features a blocked-off fireplace as its focal point and offers ample space for a six-seater dining table. uPVC double-glazed doors provide direct access to the rear garden, with wood-effect vinyl flooring and ceiling lighting completing the space.

Utility (Approx 5'0 x 5'11)

Accessed from the kitchen, the utility room benefits from a uPVC double-glazed window overlooking the rear aspect. Plumbing and power are provided beneath the worktop for a freestanding washing machine and tumble dryer. Finished with vinyl flooring and ceiling lighting, with a door leading to the ground floor WC.

WC (Approx 5'0 x 3'7)

Fitted with a white pedestal wash hand basin and WC, positioned beneath a frosted uPVC double-glazed window overlooking the rear aspect. Finished with vinyl flooring and ceiling lighting.

First Floor

Landing (Approx 11'11 x 9'3)

A spacious and bright landing enhanced by a large uPVC double-glazed window on the half landing, flooding the space with natural light. A useful storage cupboard is located adjacent to the staircase leading to the second-floor bedroom. Finished with wooden flooring and ceiling lighting.

Bedroom 1 (Approx 13'0 x 11'8)

A bright double bedroom with a large uPVC double-glazed window overlooking the front aspect. Finished with carpeted flooring and a pendant ceiling light.

Bedroom 2 (Approx 13'11 x 11'8)

A generously sized double bedroom with a large uPVC double-glazed window enjoying views over the rear garden towards the mountain. Finished with carpeted flooring and a pendant ceiling light.

Bedroom 3 (Approx 9'6 x 9'3)

A bright and spacious single bedroom with a uPVC double-glazed window overlooking the front aspect. Finished with carpeted flooring and a pendant ceiling light..

Bathroom (Approx 9'3 x 5'5)

Fitted with a contemporary white three-piece suite comprising a bath with glass shower screen, WC and wall-mounted vanity unit with inset wash hand basin and drawer storage. Above the vanity is a mirrored wall cabinet providing additional storage. Frosted uPVC double-glazed windows provide natural light, while wooden flooring and ceiling lighting complete the room.

Second Floor**Bedroom 4 (Approx 17'10 x 11'8)**

A spacious and bright double bedroom featuring a large uPVC double-glazed window overlooking the rear aspect with attractive mountain views. Finished with carpeted flooring and a pendant ceiling light. A door leads to the en-suite bathroom.

En-Suite Bathroom (Approx 11'1 x 4'5)

Fitted with a white three-piece suite comprising a pedestal wash hand basin beneath a Velux window, WC and bath with mixer tap and shower attachment. Finished with vinyl flooring and wall lighting.

Annex**Hallway (Approx 7'1 x 6'0)**

Accessed independently via a uPVC double-glazed entrance door to the side of the property, the bright hallway is finished with wood-effect vinyl flooring.

Lounge (Approx 14'8 x 12'4)

A spacious reception room featuring a uPVC double-glazed door providing access to the side of the property, together with a further uPVC double-glazed window overlooking the front aspect. Finished with carpeted flooring and ceiling lighting.

Kitchen (Approx 12'4 x 8'10)

Fitted with a range of wall and base units incorporating a stainless steel sink with drainer positioned beneath a uPVC double-glazed window overlooking the side aspect. There is space and plumbing for a freestanding washing machine, space for a freestanding electric cooker with hob, and additional space for a full-height fridge/freezer. Finished with recessed ceiling lights and grey vinyl flooring.

Dining Room (Approx 12'4 x 9'6)

A bright dining room with a uPVC double-glazed window overlooking the side aspect. There is ample space for a four-seater dining table, with recessed ceiling lights and wood-effect vinyl flooring.

Bedroom (Approx 11'4 x 10'5)

A well-proportioned double bedroom with a uPVC double-glazed window overlooking the rear aspect. Finished with carpeted flooring and a pendant ceiling light.

Bathroom (Approx 6'1 x 6'0)

Fitted with a white three-piece suite comprising a shower cubicle, WC and pedestal wash hand basin positioned beneath a frosted uPVC double-glazed window to the side aspect. Finished with wood-effect vinyl flooring and ceiling lighting.

Outside

To the front of the property, a traditional Manx stone wall and timber gates open onto a brick-paved driveway providing off-road parking for approximately four to five vehicles. A lawned garden completes the frontage.

The boundaries are enclosed by a combination of timber fencing, mature hedging and stone walling.

To the rear, the boundary is enclosed by a combination of timber fencing, mature hedging and stone walling, creating a private outdoor space. A raised decking area, accessed directly via the uPVC double-glazed doors from the kitchen/dining room, provides an ideal space for outdoor dining and entertaining.

A particularly useful feature is the rear pedestrian gate providing direct access to the grounds of Ramsey Grammar School, ensuring uninterrupted access to the property during the TT and Manx Grand Prix road closures.

Services

All main services are connected.

Oil fired central heating

uPVC double glazed throughout.

Directions

At Parliament Square following Lezayre Road for 650m where Kerrocaur can be found on your left just after the Grammar School entrance and the primary school playground will be on your right.

Rates

2026 - 2027 £1,881.10

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 prior appointment through the sole selling agents:

Cowley Groves & Co. Ltd.

9 Parliament Street

Ramsey

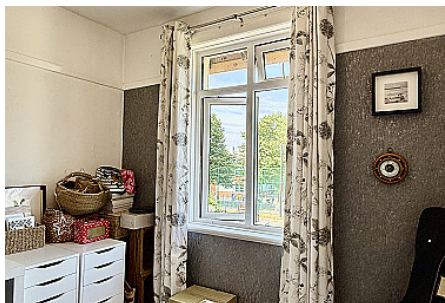
Isle of Man

IM8 1AS

Tel: 01624 812823

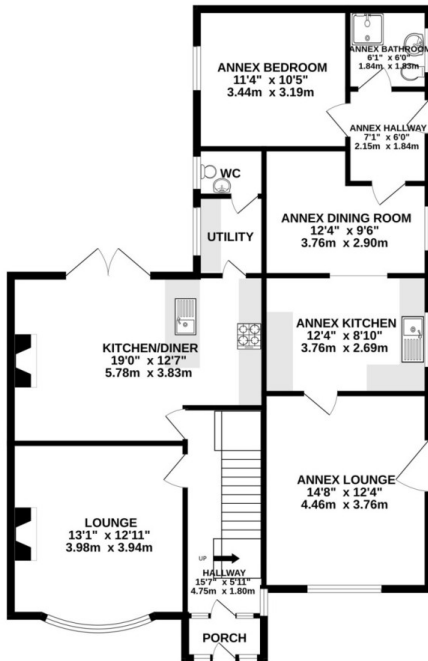
Email: ramsey@cowleygroves.com

The Cowley Groves Ramsey team looks forward to assisting you with your enquiry.

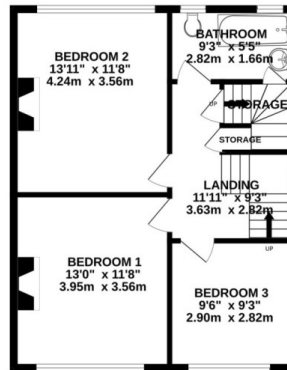




GROUND FLOOR
1129 sq.ft. (104.9 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



2ND FLOOR
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 1966 sq.ft. (182.6 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.
Made with Metropix ©2026

