



## Raglans House

Morello's Ramp

£999,999

Originally Raglans Battery this Victorian home historically dates back to 1892 and is situated in the Upper Town area. It boasts spectacular views of the Bay of Gibraltar and is on a plot of 760sq m of land. As well as having already been extended this home has fabulous scope for further development and improvement. The property consists of five bedrooms, a spacious fully fitted kitchen/diner, living room with working fireplace for those cosy winters evenings in, dining room, two bathrooms one being en-suite, cloakroom, a large covered porch. In a house this size there is ample storage space, outhouses, utility room, a super-sized patio along with tropical plants and fruit tree, terrace area with fish pond, its own private swimming pool and is ideal for entertaining and outdoor parties with a BBQ area. This property also includes an adjacent plot with outline planning permission for two townhouses. Allocated garaged parking for one car is



## Raglans House

### Morello's Ramp

- 5 bed
- 2 bath
- Sea views
- Private swimming pool
- Fully furnished
- large terrace
- Five bedrooms
- Large 760 sq m plot

#### Additional information

Internal 220 sq m

External 250 sq m

Total plot measures 760 sq m

Allocated garage parking is

### **Kitchen/Diner 7.13 x 3.15 (23'5" x 10'4")**

Recently fitted kitchen with wall and base units, part tiled walls, laminate wood flooring and feature beamed ceiling. Integrated Russell Hobbs microwave and Corbero oven, fridge/freezer. Double glazed windows overlooking the patio garden with a lovely southerly aspect.

### **Dining Room 4.84 x 3.24 (15'11" x 10'8")**

Ceramic tiled flooring, double glazed windows overlooking the terrace area with a northerly aspect.

### **Living Room 4.17 x 3.92 (13'8" x 12'10")**

Wooden flooring throughout with a working fireplace and boasting a marble fire surround and mantle ideal for those cosy winter evenings in. Original cornice ceiling with a ceiling rose feature and having dual aspect double glazed windows with north facing outlook and boasting views of the swimming pool and terrace. The living room has built in cupboards with a feature arch above. Spectacular views towards Queensway Quay marina, the Bay of Gibraltar with Spain in the distance.

### **Understairs Storage 2.32 x 0.85 (7'7" x 2'9")**

Storage space with wall mounted electric meter and fusebox. Stairs to first floor. Original sash window with fabulous far reaching sea views over the Bay of Gibraltar, the town and towards Spain.

### **Master Bedroom 4.02 x 3.94 (13'2" x 12'11")**

Wooden flooring throughout and having a feature ceiling rose, double glazed windows with westerly aspect and spectacular sea

views over the Bay of Gibraltar, the town and again towards Spain.

### **En-suite Bathroom 3.92 x 2.10 (12'10" x 6'11")**

Lovely large bathroom with fully tiled floor and walls, pedestal wash basin with mixer tap, low level toilet and bidet. This en-suite boasts an enclosed bath with feature glass block wall, a wall mounted shower with mixer taps and a frosted double glazed window.

### **Family Shower Room 3.22 x 1.58 (10'7" x 5'2")**

Ceramic tiled walls and floor with pedestal wash basin having mixer taps, low level toilet and has an enclosed shower cubicle with ceiling mounted shower head and an extractor fan.

### **Bedroom Two 4.74 x 4.41 (15'7" x 14'6")**

An L shaped bedroom measuring at 4.74 sq m at the widest point narrowing to 3.37 sq m "11'1". Ceramic tiled flooring with a ceiling fan and double glazed window with views over the garden and a westerly aspect over Queensway Marina, the Bay of Gibraltar and towards Spain.

### **Bedroom Three 4.92 x 3.42 (16'2" x 11'3")**

Ceramic tiled flooring and a sloping ceiling add to the quirky feel of this bedroom. Double glazed windows with westerly aspect overlooking the Bay of Gibraltar, town and towards Spain. Stairs leading to the 2nd floor.

### **Bedroom Four 4.48 x 3.11 (14'8" x 10'2")**

Beamed ceiling and a carpeted floor add to the cosy feeling of this bedroom. Double glazed windows boast far reaching views over the Bay of Gibraltar, the town and towards Spain.

### **Bedroom Five 4.50 x 4.47 (14'9" x 14'8")**

This bedroom has a sloping ceiling, beams and it is fully carpeted and has fully fitted mirrored wardrobes across one wall and double glazed windows boast far reaching views over the Bay of Gibraltar, the town and towards Spain.

### **Utility 2.39 x 1.32 (7'10" x 4'4")**

Tiled flooring with wall mounted cupboards. The utility has a washing machine, tumble dryer, fridge/freezer and a separate chest freezer. The room also comes complete with all plumbing and electrics.

### **Outside**

This is a fabulous sized outside space for entertaining with gardens, fruit trees and tropical plants. The terrace area is tiled with a built in BBQ area leading to a further terrace area with a fish pond. This property boasts a private swimming pool approx 30 sq m and a pool outhouse which houses the pump for the pool. There are steps leading up to a second terrace measuring 7.26 x 4.14 sq m 23'10" x 13'7" with ample storage space and outhouses. There is an access gate leading to an area suitable for further development that has outline planning permission for two townhouses.

### **Additional Information**

Internal 220 sq m

External 250 sq m

Total plot measures 760 sq m

Allocated garage parking is located close by to the house.

Service charges n/a

Rates £536 pa

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