



BAY VIEW HOUSE VICTORIA SQUARE

IM9 6LD

£275,000
FREEHOLD

Bay View House is an imposing five storey end of terrace Victorian property located within a short walk of Port Erin village and the Promenade offering delightful coastal views.

Offered for sale with no onward chain. The property might be of interest to developers and landlords to convert into income generating flats or holiday accommodation.

 **Plum
Properties**

T: 01624 820600
E: hello@plumproperties.im
W: www.plumproperties.im

BAY VIEW HOUSE VICTORIA

- Imposing Five Storey End Terrace Victorian Property
- Ripe for Conversion into Flats or Holiday Accommodation
- Delightful Coastal Views
- Extensive Property with Flexible Layout
- Currently Offering Five Generous Bedrooms
- Six Reception Rooms
- Two Kitchens
- Spacious Basement with Workshop
- Unrestricted Off-Road Parking
- Offered for Sale with No Onward Chain



Summary

Bay View House is an imposing five storey end of terrace Victorian property located within a short walk of Port Erin village and the Promenade offering delightful coastal views. Offered for sale with no onward chain, the property might be of interest to developers and landlords to convert into income generating flats or holiday accommodation, or for those seeking a project property. Stretching to in excess of 3,000 square feet of accommodation, Bay View House is certainly not lacking space. In true Victorian style, the property provide generous room proportions and high ceilings and still offers some ornate original features.

Entered through a Vestibule and into a generous Hallway that provides access to the Basement floor below. The property offers a traditional and flexible layout with a Lounge to the front of the property with bay window, with Dining Room behind offering an outlook over the rear yard. Beyond the Hallway is an additional Reception space that provides access to the rear yard, with a Kitchen and separate Shower Room at the rear.

The first and second floors have almost identical room proportions, although the rooms are laid out for different purposes, with three Reception Rooms to the front of the first floor and a Kitchen and Bathroom at the rear, whereas the Second floor offers five

Bedrooms, a Shower Room and access to the Attic space.

Each of these three floors have the potential with the relevant planning permission to be converted into two bed flats each with their own Kitchen and Bathroom. Alternatively there is the option to create an HMO, which may appeal to investors once the relevant permissions had been sought. For those seeking a substantial coastal family property Bay View House may be a considered as an option with some modernisation undertaken to bring the property back to its former glory.

Steps from the third floor lead up to an Attic Room, and steps down from the ground floor lead to a Basement that spans the entire length of the property, both of which provide valuable storage space. Outside there is a rear yard, and to the front public roadside parking is available without time restrictions.

Additional Information

- Development Potential
- Opportunity for Conversion to Flats STPP
- Would Benefit from Modernisation
- Income Potential
- Oil Fired Central Heating
- Unrestricted Roadside Parking

Directions

From the Four Roads roundabout travel through Port

Erin village and onto the Promenade. Victoria Square can be found by taking the third turning on the right hand side where the property can be found at the end of the road on the right hand side.

BAY VIEW HOUSE VICTORIA





TOTAL FLOOR AREA : 3429 sq.ft. (318.5 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 ©2024



T: 01624 820600
E: hello@plumproperties.im
W: www.plumproperties.im

Head Office Sales
14 Tynwald Street
Douglas
Isle Of Man
IM1 1BG

01624 820600
hello@plumproperties.im
http://www.plumproperties.im

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements