



## 19 KNOCK RUSHEN

CASTLETOWN, IM9 1TQ

**£599,950**  
**FREEHOLD**

An opportunity to purchase a lovely, spacious modern four bedroom family house. Located in Castletown, close to all the amenities. Delightful rural and sea views.



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- Lovely Modern House with Uninterrupted Coastline Views • Walking Distance to all Castletown Amenities • Living Room, Sitting Room, Family Room, Cloakroom • Breakfast Kitchen with Appliances, Utility Room • Five Bedrooms (Two En-Suite), Family Bathroom • Delightful Rear Patio, Garden, Parking Bay • uPVC Glazed, Gas Central Heating • Integral Garage



### Overview

Situated in the charming area of Knock Rushen, Scarlett, Castletown, this delightful modern family house presents a wonderful opportunity for those seeking a spacious and comfortable home. With five generously sized bedrooms, this property is perfect for families or those who enjoy having extra space for guests or a home office.

The house boasts three well-appointed reception rooms, providing ample space for relaxation and entertainment. Whether you are hosting family gatherings or enjoying quiet evenings, these versatile areas can cater to all your needs. The three bathrooms ensure convenience and privacy for all occupants, making daily routines a breeze.

One of the standout features of this property is the breathtaking rural and sea views that can be enjoyed from various vantage points within the home. Imagine waking up to the serene beauty of nature and the calming presence of the sea, creating a peaceful atmosphere that enhances your living experience.

Situated in Castletown, this residence is conveniently located near a range of amenities, ensuring that everything you need is just a short distance away. From local shops to recreational facilities, the area offers a vibrant community feel while still providing the tranquility of rural living.

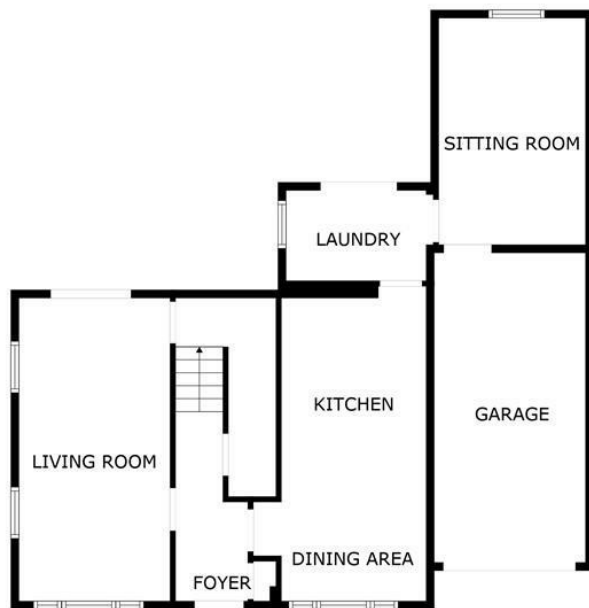
### Additional

- Gas Central Heating
- uPVC Double Glazed
- Ideal Location for schools
- New Development

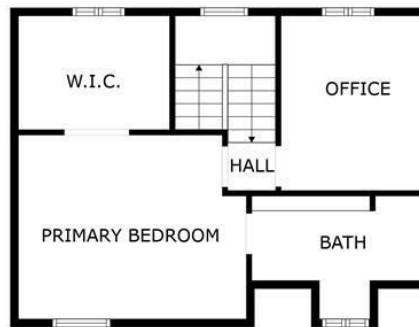
### Directions

From Port Erin take the coastal road A5, turn right before the bypass into Arbory Road. Pass the two schools and bear right. Just before the Fire Station, turn right into Scarlett Road, straight on into the prestigious new housing development marked Knock Rushen. No 19 is at the bottom of the development overlooking uninterrupted views to the coastline.





FLOOR 1



FLOOR 3



FLOOR 2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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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