



TOWER COTTAGE TOWER ROAD

PORT ERIN, IM9 6PP

£587,500
FREEHOLD

Striking elevated coastal cottage that is impeccably maintained and beautifully presented. Painsstakingly extended and renovated by the current owners, this attractive property represents a one of a kind opportunity to purchase a charming detached cottage with stunning views down to Port Erin, across the bay incorporating the Calf of Man.

Comprises 3 Double Bedrooms, Master with En Suite and Dressing Room, Family Bathroom, Lounge, Sitting Room, Open Plan Kitchen with impressive Dining Conservatory, Utility and WC. Outside, landscaped gardens and raised decked terrace benefit from stunning rural and coastal views. Garage provides off-road parking with an additional parking space available to purchase by separate negotiation.



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

- Coastal Charming Detached Cottage • Stunning Views Across Port Erin Bay to Calf of Man • 3 Double Bedrooms • Master with En Suite and Dressing Room • Spacious Attic Room • Delightful Open Plan Kitchen/Dining Conservatory • Separate Lounge & Sitting Room • Elevated Decked Terraces and Landscaped Gardens • Garage with Electrically Operated Doors • Chain Free



Overview

Tower Cottage is a striking elevated coastal cottage that has been impeccably maintained and beautifully presented with quality craftsmanship used throughout. Painstakingly extended and renovated by the current owners, this stunning property boasts unrivaled coastal views down to Port Erin bay and across to the Calf of Man.

Positioned in the South West corner of the Island, Port Erin remains ever popular with the family market and it is easy to understand why. With its large sheltered bay and sandy golden beach, beach front bars, contemporary eateries, funky beach huts and range of water sports available, means there is something for everybody. Excellent local transport links include easy access to primary, secondary and private schools, all within a ten minute drive. A little further down the road lies the Islands airport, and within 25 minutes the centre of Douglas can be reached. A regular bus service provides access to Douglas within an hour, whilst those looking for a more leisurely and tranquil journey can travel to Douglas by steam train from Port Erin, where the line starts and ends.

Tower Cottage is located approximately one mile north west of Port Erin village in an elevated position on Tower Road, which if followed, leads to the famous landmark of Milners Tower. The property itself

is a picture postcard stone cottage that has been carefully restored and extended by the current owners to provide an extensive family home providing the most breathtaking views down to Port Erin below from numerous vantage points.

This double fronted property is accessed by a period entrance door with Reception Rooms either side of the entrance, one of which is a Family Lounge with fire place, the other currently used as a Study, both of which provide stunning aspects. Accessible from one of the Reception Rooms is a generous and well-equipped Kitchen that has been opened up and extended providing a delightful Dining Conservatory. The Kitchen benefits from a large oil fired range oven that also provides the heating and hot water for the cottage, as well as expansive work surface space and premium appliances throughout. Double doors off the Kitchen lead to a functional Utility Room. An expansive Conservatory is the heartbeat of the property and a social space for the family to enjoy together, whilst also providing access to the front garden and patio with outside seating.

On the first floor are three Double Bedrooms, each of which have differing coastal views with the option of creating a fourth. The Master benefits from a spacious Dressing Room comprising excellent built-in storage and an En Suite Shower Room with walk in shower, wash basin and WC. This space has been

carefully designed to allow with minimal work, a fourth bedroom can be created with the addition of a partition wall. Completing the first floor is an in-keeping Family Bathroom with bath, basin and WC. A permanent stair case leads to a large Attic Room with excellent storage that the current owners used as an occasional Bedroom for guests.

Outside is a gardeners delight, with manicured grounds to the front, side and rear of the property. A patio area provides for a relaxed and tranquil seating area, with purpose built decked steps leading to various decks designed to make the most of the delightful views, with the rear garden area incorporating a lawned area with mature fruit trees. An outside Store houses the oil tank, and a single garage with fob operated front and rear doors provides convenient off road parking. Behind the garage is a storage shed, whilst for families with more than one car, there is sufficient space if the shed is removed to park two vehicles nose to tail.

Available by separate negotiation is an additional parking space situated further along Tower Road.

Tower Cottage is offered for sale on a convenient chain free basis.

Additional Information

- Oil fired Central Heating through Range Stove

- Substantially Double Glazed
- Option to Create a Fourth Bedroom as Required
- Additional Parking Space on Tower Road Available by Separate Negotiation
- Offered for sale on a chain free basis
- Property is Currently Tenanted Attracting a Rent of £2,300pcm
- Available on Vacant Possession
- Rushen Primary School 1.5 miles
- Castle Rushen Secondary School - 5.2 miles
- King Williams College - 6.1 miles

Directions

From Port Erin village travel upwards along the upper promenade passing Rowany Golf Club on your right hand side. Continue along the road and Tower Road can be found on the left hand side at the roads most elevated point. Take the sharp turn onto Tower Road and the cottage is located on the right hand side just prior to where the road splits.

For arranged viewings the garage door will be open. For ease stop your vehicle immediately after passing the cottage and reverse into the open garage.







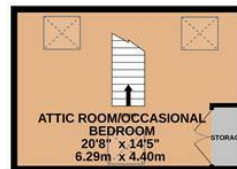
GROUND FLOOR
1040 sq.ft. (96.5 sq.m.) approx.



1ST FLOOR
884 sq.ft. (82.1 sq.m.) approx.



2ND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 2221 sq.ft. (206.4 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 ©2023



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

Head Office Sales
1 Athol Street
Douglas
Isle Of Man
IM1 1LD

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