



**PARTNERS**

REAL ESTATE

**Strathallan Lodge Clifton Road, Port St. Mary - IM9 5EL**

Isle Of Man

Offers in Region of **£910,000**





## Strathallan Lodge Clifton Road

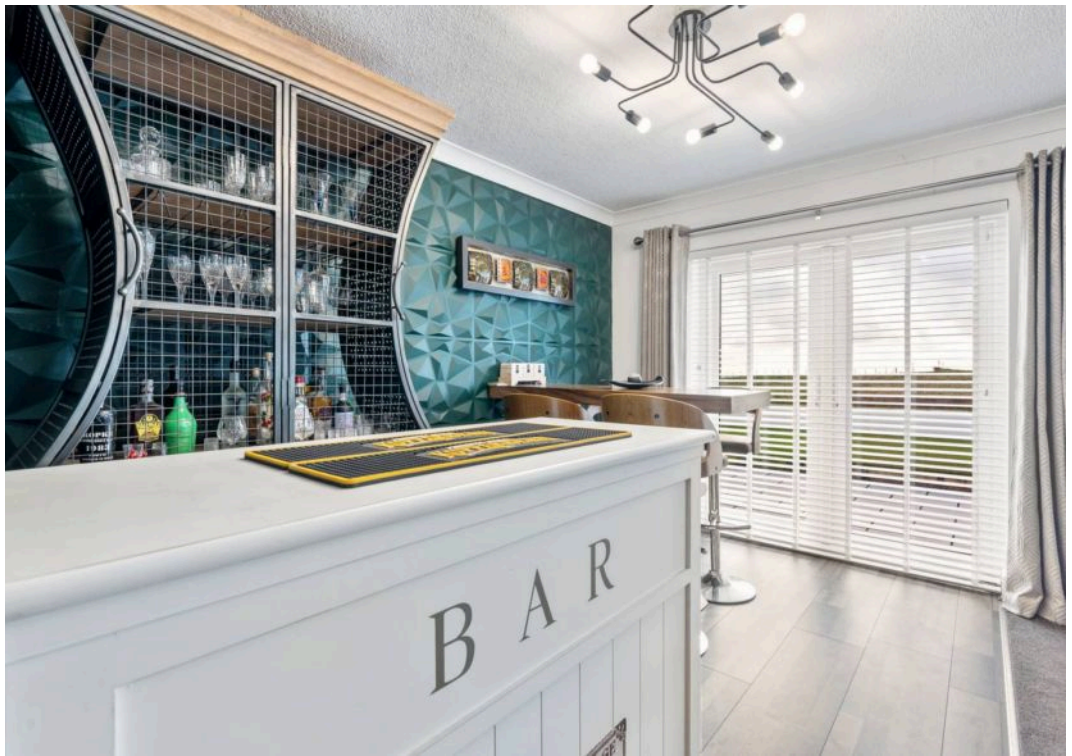
Port St. Mary, Isle Of Man

Travelling through Port St Mary, passing the school and shops on the right-hand side, continue turning right into Park Road and proceed ahead. Turn left into Queens Road and continue to the harbour end, turn right where the property will be found on the right hand side towards the cul-de-sac end, identifiable by our For Sale board.

- Detached Spacious Luxurious Dormer Bungalow having Stunning Sea and Coastal Views
- Recently Modernised Throughout, Immaculate Condition
- Porch, Cloakroom, Amazing Spacious Lounge Having Sunroom, Office Area, and Direct Sea Views
- Three Lovely Double Bedrooms, (One En-Suite), Family Bathroom With Shower Facility, Balcony
- Luxurious Kitchen Having Integrated Oven, Multi Oven/Microwave, Large Bosch Induction Hob, Bosch Dishwasher, Fridge, American Style Fridge Freezer with Ice Maker
- Double Garage With New Electric Door, Work Benches, Plumbing For Washing machine, Oil fired Central Heating, UPVC Glazed, Ample Parking
- Front Garden With Barbecue Wood Fired Oven, Quality Artificial Grass, Lawn Area, Pergola Seating Area, Large New Shed, Gated Access And Views To Tennis Courts, Golf Course, Hills Beyond









# Strathallan Lodge Clifton Road

## Port St. Mary, Isle Of Man

A beautifully modernised dormer bungalow enjoying stunning sea and coastal views, yet only a few minutes' walk to all Port St Mary amenities, beach, harbour and golf course. The downstairs accommodation comprises a good size porch, cloakroom, spacious open plan lounge/sunroom/dining area/office area, lovely fitted kitchen with centre island and appliances, open plan to the dining area. Double bedroom with luxury en-suite shower room. Upstairs are two further double bedrooms with panoramic views and a fully tiled lovely family bathroom. Outside benefits from ample new driveway with parking for several vehicles, a lawned rear garden, large, good quality shed, a balcony, and an integrated double garage. Oil central heating.

Exceptional coastal spacious Dormer Bungalow where every day living meets Breath taking Sea Views from the front of the property, and lovely rural views over the Golf course and Tennis Court to the rear of the property. Featuring Karndean Flooring to the Hall, Cloakroom and Kitchen through to Dining Area. Multi Fuel Stove in the Lounge. New UPVC windows to the Sunroom area with French doors opening to the Patio area to the front Barbecue area. Underfloor heating to the Ground Floor bedroom and En-suite Shower. The first floor Bedroom 2 has French folding doors to the Balcony which has a fibreglass roof. Quality Modern Wood doors throughout. From the Hall, a modern Oak and stainless steel Staircase leading to the first floor. An internal and external viewing on this immaculate property is highly recommended to appreciate this remarkable sea view property, just a few minutes to the shops and local amenities.

From the moment you step inside, this bungalow exudes a warm and welcoming charm, an absolute joy to live in, enjoying the tranquillity of coastal living with its lovely walks, and the convenience of everyday amenities a few minutes away. A welcoming hall with Cloakroom, and modern oak and stainless steel staircase, leading to the first floor. The property benefits from a generous double garage, complete with plumbing for a washing machine and a dryer, also oil boiler. This versatile space has a sink, work benches, fuse boxes, while still leaving room for vehicles and hobbies. The front garden is well maintained, and the new drive has ample room for several vehicles. This is more than just a family home, it is an opportunity to embrace a lifestyle shaped by light, sea and space. The living room sets the tone, the heart of the house, with the different living areas, living room with Multi Fuel stove, the sunroom areas, boasting of the fabulous sea views, the lovely new windows, filling the room with natural light, the office tucked away to the side, having built in shelved units to maximise space and a dining or bar area. The spacious Kitchen with its many integrated appliances leading into the Dining room.

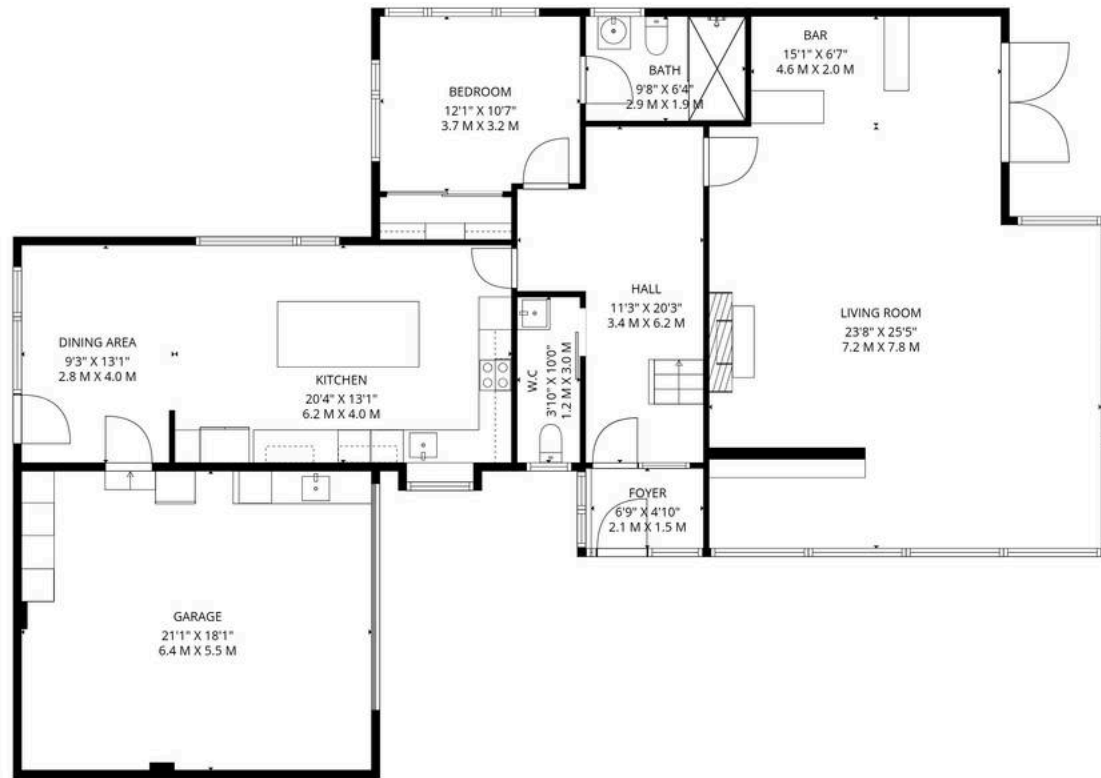
On the first floor, a further two double bedrooms with fitted wardrobes, both having access to boarded and insulated loft areas. The Family bathroom is fully tiled with panelled bath and shower facility, with screen.

One bedroom has French doors accessing a good size Balcony, boasting of pleasant sea views.

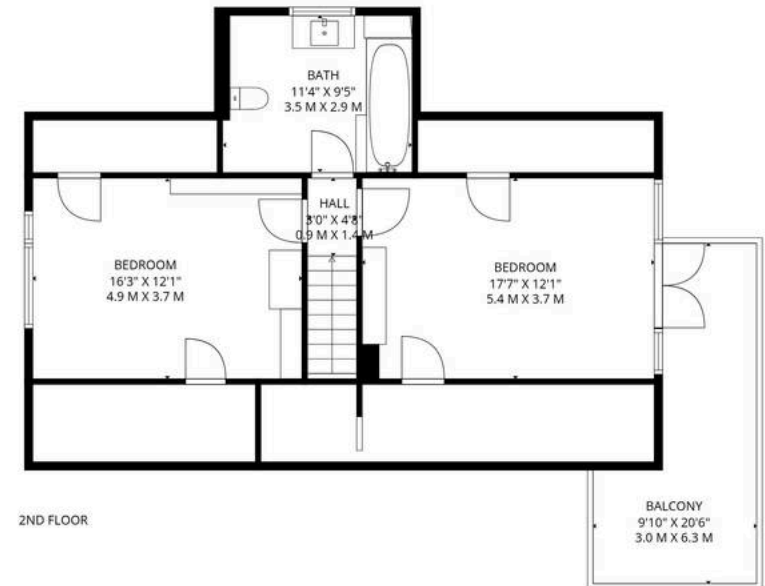








1ST FLOOR



2ND FLOOR

**TOTAL: 2130 sq. ft, 198 m2**

1st floor: 1541 sq. ft, 143 m2, 2nd floor: 589 sq. ft, 55 m2

EXCLUDED AREAS: GARAGE: 381 sq. ft, 35 m2, BAY WINDOW: 6 sq. ft, 1 m2, BALCONY: 145 sq. ft, 14 m2,  
LOW CEILING: 193 sq. ft, 18 m2, UNDEFINED: 62 sq. ft, 6 m2, WALLS: 195 sq. ft, 17 m2

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







## Partners (Isle of Man) Limited

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