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Seahaven, Mount Gawne Road, Port St Mary, IM9 5LX

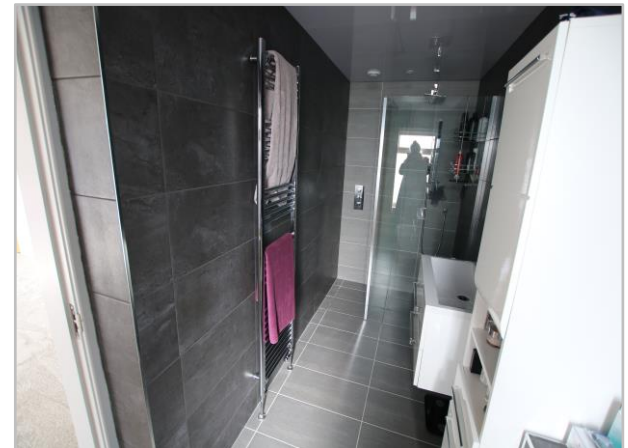
Asking Price £995,000

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'Seahaven' is an impressive superbly renovated detached property set in a fabulous coastal location, offering breath-taking sea views across Bay Ny Carrickey to the front and fantastic open views over neighbouring fields to the rear. Finished to the highest specification with modernistic smart home technology, the accommodation comprises on the ground floor master bedroom with bi-folding doors to a decked area and en-suite shower room, 3 further bedrooms, 1 with en-suite shower room, bathroom, utility room and integral double garage. On the first floor is a expansive lounge, dining kitchen/family room, cloakroom and 2 balconies that provide the perfect vantage point to enjoy those panoramic sea views. Outside is a sizeable laid to lawn front garden, block paved driveway and to the rear a paved patio area. Offering un-paralleled views and impeccable style throughout, this is a remarkable opportunity to call this truly exceptional





LOCATION

Travelling out of Port Erin along Station Road, travel straight ahead over the Four Roads roundabout and turn left onto Shore Road at the junction. Take the first left into Mount Gawne Road and Seahaven is the third property on the right hand side.

ENTRANCE PORCH

Door to integral double garage. Door to:

ENTRANCE HALLWAY

Impressive double height entrance hall, contemporary glass staircase to first floor. Understairs store. Door to outside (rear).

INNER HALLWAY

MASTER BEDROOM

20' 4" x 16' 7" (6.20m x 5.05m)

Bi-folding doors leading to the inviting, glass panelled balustrade composite decked area, offering additional versatile space. Nolte built-in wardrobes, Neo Smart black out blinds.

EN-SUITE SHOWER ROOM

Fully tiled 'wet room' including wall mounted wash hand basin in vanity unit, walk-in shower with glass screen, w.c. with concealed cistern, floor-to ceiling storage. Xpelair, downlighters. Electric underfloor heating.

BEDROOM 2

15' 8" x 11' 9" (4.77m x 3.57m)

Bi-folding doors leading to the outside composite decking with impressive sea views, Neo Smart black out blinds, downlighters.

BEDROOM 3

12' 9" x 11' 8" (3.88m x 3.56m)

(Rear aspect) Stunning countryside views directly overlooking the neighbouring fields.

EN-SUITE SHOWER ROOM

Luxury contemporary suite comprising w.c, wash hand basin, lighted mirror, walk in shower, chrome ladder style towel rail, downlighters, Xpelair.

BEDROOM 4

11' 4" x 10' 9" (3.46m x 3.28m)

(Rear aspect) Un-interrupted countryside views.

BATHROOM

Luxurious white suite comprising, 'L shaped' bath, chrome ladder style towel rail, w.c, wash hand basin in vanity unit, Xpelair, downlighters, fully tiled walls and floor.

INTEGRAL DOUBLE GARAGE

17' 10" x 17' 6" (5.43m x 5.33m)

Electric door, light and power, door to:

UTILITY ROOM

17' 10" x 7' 9" (5.43m x 2.36m)

Double stainless steel sink unit, base units with contrasting worktops, plumbing for washing machine, door to outside, oil central heating boiler and Megaflo. Direct rural views.

FIRST FLOOR

LANDING

Velux window thoughtfully designed, to showcase the with views over Gansey Bay. Large store room.

SUN DECK

Perfectly positioned to take full advantage of the fantastic outlook.

CLOAKROOM

Modern white suite comprising, w.c. and wash hand basin.

LOUNGE

25' 4" x 17' 6" (7.72m x 5.33m)

Expansive lounge with dual aspect views, with full width window seating to the front enjoying the remarkable sea views. Large picture window to the rear with superb views over the surrounding countryside. Meross Smart controlled radiator and independent Smart thermostat.

DINING KITCHEN/FAMILY ROOM

28' 2" x 22' 9" (8.58m x 6.93m)

Sleek quality fitted 'Magnet' kitchen, consisting of grey gloss base units, solid granite worktops and splashbacks, stainless steel sink unit, integral dishwasher, AEG ceramic hob, double oven, integral fridge, integral freezer, wine

cooler and downlighters. Central island 'breakfast bar'. Dual aspect views, with full width picture windows to the rear which frame the impressive countryside views and and bi-folding doors leading to the front balcony to enjoy indoor/outdoor living whilst enjoying uninterrupted sea views.

BALCONY

22' 0" x 7' 1" (6.71m x 2.15m)

Glass panelled balustrade providing exceptional entertaining space, with enviable views over Gansey Bay.

OUTSIDE

Spacious decked area leading from the ground floor bedrooms, steps down to the expansive lawned front garden. Under decking storage, with lights and power. Block paved driveway for numerous cars. To the rear is a substantial paved patio area with side access gate.

SERVICES

Mains water, drainage and electricity. Oil central heating (Bosch Worcester boiler). uPVC double glazing, video controlled access, Manx Telecom Fibre ready, EV charging point, Meross smart heating controls, Omnie underfloor heating, Independent Smart thermostats enabling each room to be ran at a different temperature. Isover acoustic insulation on interior walls for minimal inter room noise. Neo Smart black out blinds.

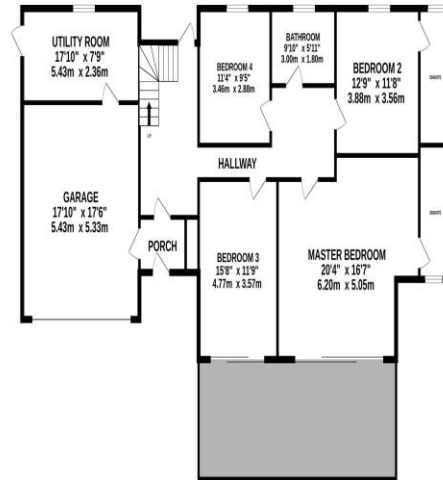
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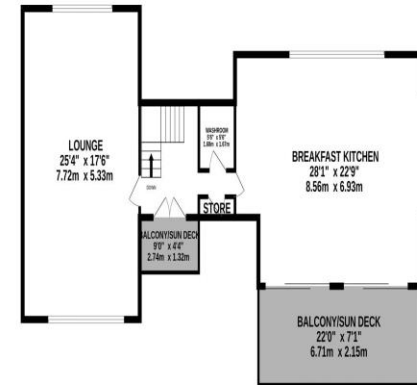




GROUND FLOOR
1689 sq.ft. (156.9 sq.m.) approx.



1ST FLOOR
996 sq.ft. (92.5 sq.m.) approx.



TOTAL FLOOR AREA: 2685 sq.ft. (249.4 sq.m.) approx.

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Since 1854



DOUGLAS
31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN
23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

COMMERCIAL
Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS
Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Shane Magee M.R.I.C.S.; Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S., MA (Cantab), Dip Surv Prac.; Consultants: Keith Kerruish Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.