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2 Grenea Cottages, Shore Road, Port St Mary, IM9 5NB
Asking Price £825,000

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A wonderful spacious contemporary detached house in an unrivalled waterfront location, with stunning coastal views to the front and rural countryside to the rear, with 2 balconies and 2 sun terraces to make the most of the spectacular outlook, located just 5 minutes from local amenities and the airport. The accommodation provides bright open plan kitchen/dining/family room, a stunning master suite, guest bedroom with kitchenette, 2 further double bedrooms, one en-suite, shower room with sauna and a wonderful wood panelled private bar. Outside is a large beachfront garden with cabin and BBQ area. This property is designed for those who appreciate luxury and space, offering a perfect balance of modern living and natural beauty. A visit to the property would truly capture the magnificence of its position!





LOCATION

Travelling out of Port Erin continue straight over the Four Roads roundabout into Castletown Road and left at the junction onto the A5 Coast Road in the direction of Castletown, continue past both turnings to Colby and then proceed for a short distance where 2 Grenea Cottages can be located on the left hand side.

ENTRANCE PORCH

6' 7" x 4' 7" (2.01m x 1.40m)

Tiled floor. Feature entrance door with portal window. uPVC door through to:

ENTRANCE HALLWAY

22' 8" x 7' 3" (6.9m x 2.2m)

Large slate style tiled floor. Spiral staircase to first floor. Underfloor heating. Part parquet flooring.

GUEST BEDROOM 4

10' 0" x 20' 0" (3.06m x 6.09m)

Square bay to front aspect, impressive views. Under floor heating, built in cupboards, Under floor heating, concealed doorway through to:

KITCHENETTE

10' 11" x 6' 9" (3.32m x 2.07m)

Fitted with a range of high gloss contemporary style base and wall units. Laminate work tops incorporating a stainless steel single bowl sink. Tiled splash backs. Integrated oven. Four ring ceramic hob. Integrated large fridge freezer. Wash hand basin with storage below (from previous en-suite). Tiled walls. Tiled flooring. Potential to be re-converted to an en-suite as the soil pipe has been retained.

BEDROOM 2

19' 6" x 10' 0" (5.95m x 3.06m)

Square bay to front aspect, impressive views. Walk-in wardrobe. Under floor heating. Under floor heating, Door through to:

EN-SUITE BATHROOM

Contemporary four piece suite comprising corner bath, shower cubicle, vanity wash hand basin. WC. Fully tiled wall, tiled floor. Heated corner towel rail.

BEDROOM 3

15' 7" x 13' 1" (4.74m x 3.99m)

Rear aspect. Under floor heating. Door through to:

SHOWER ROOM/SAUNA

Wet room area, wash basin in unit, Geberit w.c., fully enclosed sauna with seating area. Tiled walls and floor. Cupboard housing oil fired Worcester boiler.

BAR

15' 6" x 11' 7" (4.72m x 3.52m)

Fully fitted wood panelled bar with stainless steel sink, fridge.

FIRST FLOOR

Oak spiral staircase to second floor

KITCHEN/DINING

29' 6" x 21' 0" (9m x 6.4m)

Contemporary fitted kitchen with high gloss white handle less base units, granite worktops throughout, oak block and granite breakfast bar, separate fitted sink and drainer, Mercury range with five ring gas hob, double oven and warming drawer, Miele dishwasher, integrated fridge and freezer. Stunning views through large

picture window to the rear over countryside to South of Barrule. Sliding doors leading out to sun terrace. Two steps down to:

FAMILY/DINING AREA

28' 10" x 15' 5" (8.80m x 4.70m)

Family room with dining area, dividing wall with double sided built-in fire and wall mounted T.V., bespoke wine storage area, ceiling lights. Large picture window with French doors to front balcony with fabulous views over the bay.

CLOAKROOM

W.C., wall mounted sink, tiled walls.

UTILITY

Plumbed for washing machine and dryer, space and American fridge/freezer.

SECOND FLOOR

Under floor heating.

MASTER SUITE LIVING AREA / OFFICE

22' 6" x 16' 8" (6.86m x 5.07m)

Open plan living area with kitchenette with high gloss handle less base units, oak worktops, designer tiled splash backs, space for fridge and plumbed for Miele dishwasher, tiled white driftwood style floor throughout. Sliding door to further rear balcony and BBQ area with far reaching countryside aspects. Two circular roof lights and four wall lights. Bespoke solid oak doors through to:

MASTER BEDROOM

24' 11" x 10' 11" (7.59m x 3.34m)

Tiled white driftwood style floor. Sliding door providing access to large front facing balcony. Four wall lights. Fitted high gloss wardrobes to one side. Under floor heating. Square opening through to:

EN-SUITE BATHROOM

Impressive en-suite with sunken bath, wet room area. Wall hung contemporary vanity wash hand basin. Step up to:

SEPARATE W.C.

Array of storage units, circular glass designer sink with oak top, w.c., wall lights, heated towel rail, extractor.

DRESSING AREA

Walk in wardrobe with large amount of hanging space and shelving.

OUTSIDE

On the first and second floor are 2 large balconies to the front making the most of the sea views and to the rear are 2 sun terraces looking out over rural countryside. There is a Large beachfront garden with Astro turf, BBQ, beach house for entertaining, storage shed and sun deck. The garden is subject to Grandfather Clause therefore it comes with the property but is not owned freehold by the property's owner, at a cost of £55.00 Per Annum.
Driveway

SERVICES

Septic tank. Mains services. Oil central heating.

POSSESSION

Freehold. Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.







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Since 1854



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