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The Boathouse, Shore Road, Port Erin, IM9 6HH
Asking Price £865,000

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Coastal living at its finest! A stunning newly built semi-detached eco residence, perfectly positioned on the beachfront in Port Erin. Boasting uninterrupted panoramic views across the bay. Built to an exemplary standard with eco-conscious materials and finishes, the property comprises 3 double bedrooms, a further bedroom/study, large 'L' shaped open plan kitchen/diner/lounge on the first floor with rear sun terrace, 2 contemporary bathrooms and an en-suite. There is an integral garage for secure parking and a wonderful private garden overlooking the beach.



LOCATION

Travelling from Station Road, turn left into Strand Road and follow the road down to Shore Road. Turn right and the property is located a short distance along on the right hand side.

ENTRANCE HALLWAY

Marble effect porcelain tiles, stainless steel and glass staircase, under floor heating, Door to integral garage.

STUDY/BEDROOM 4

11' 9" x 10' 5" (3.58m x 3.17m)

Rear aspect. Roof light with LED strip lighting. Access to garage.

WET ROOM

6' 3" x 5' 1" (1.90m x 1.55m)

Walk-in shower, hand wash basin in unit, w.c.

INTEGRAL GARAGE

30' 5" x 9' 3" (9.26m x 2.82m)

Large garage providing parking for two vehicles, electric up and over door. Megaflo. Light & power. Gas supply if required.

FIRST FLOOR

LOUNGE/KITCHEN/DINING ROOM

21' 3" x 16' 2" (6.47m x 4.92m)

Modern kitchen comprising white gloss wall and base units with black quartz worktops, integrated oven with extractor fan, induction hob, washing machine/dryer, fridge-freezer, dishwasher, black composite sink unit. Breakfast bar with coloured plinth and coving lighting. Under floor heating, downlighters. Bi-

fold doors with Juliette balcony with stunning views across the bay to Bradda Head. Door to:

SUN TERRACE

Decked and walled rear terrace. Electric point.

SECOND FLOOR

LANDING

Large light fitting.

BEDROOM 3

11' 2" x 9' 3" (3.40m x 2.82m)

Rear dual aspect room. Alcove, downlighters. TV point

BATHROOM

7' 2" x 5' 8" (2.18m x 1.73m)

Modern suite comprising double ended panelled bath with shower over, hand wash basin in unit, w.c. 'Bluetooth' illuminated mirror. Electric underfloor heating, tiled walls. Xpelair.

BEDROOM 2

10' 3" x 10' 0" (3.12m x 3.05m)

Front aspect with views over the bay. Alcove, downlighters, TV point.

BEDROOM 1

13' 8" x 9' 0" (4.17m x 2.74m)

Front aspect. Feature window with views over the bay. 2 alcoves. Loft access

EN-SUITE SHOWER

Shower, wash hand basin in unit, w.c. Tiled walls, electric under floor heating, mirror light.

OUTSIDE

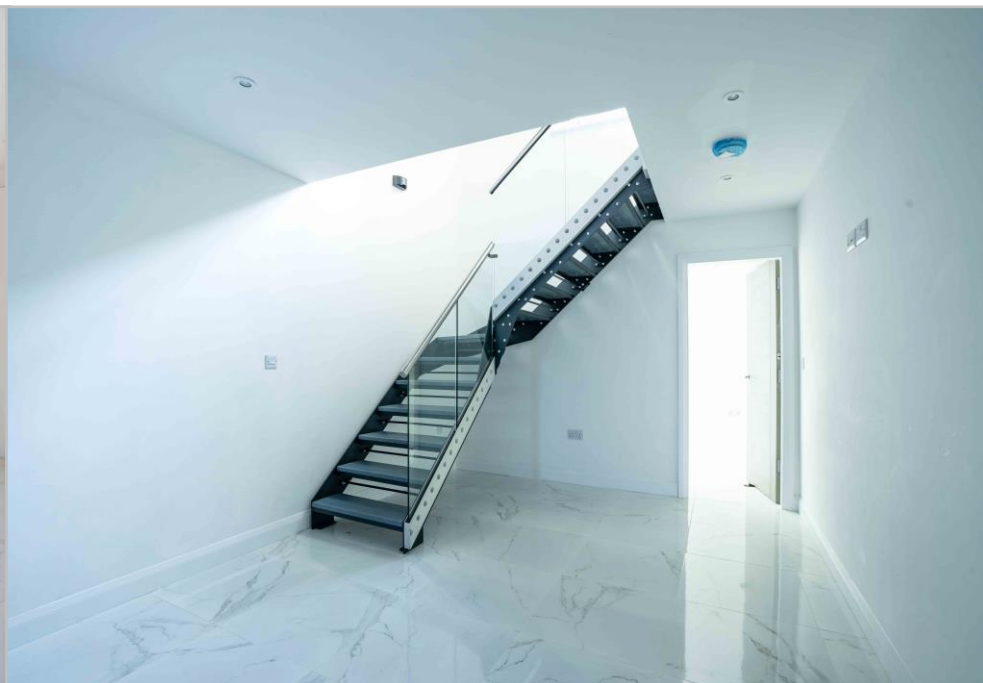
Across the road is a private beach front garden with decking and shrubs.

SERVICES

Mains water, drainage and electricity. Air source heat pump. Gas supply if required. Hardwood double glazed sash windows. Underfloor heating. 'Comfy' electricity tariff (off peak).

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.





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: 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.
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