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The Orchard, Clifton Road North, Port St Mary, IM9 5HB
Asking Price £749,000

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Situated on an extra large double plot, The Orchard is a detached house enjoying superb sea and coastal views from its elevated position, and also offers a lovely outlook across Port St Mary Golf Course. Ideally located in a peaceful cul-de-sac, the property is within walking distance of the picturesque harbour and village amenities. Accommodation comprises conservatory, cloakroom, 3 bedrooms, en-suite bathroom and family bathroom, first floor lounge with doors onto outside terrace, dining kitchen offering more stunning panoramic views, dining room and integral double garage. There is an impressive private lawned garden to the side and a further large detached tandem garage.



LOCATION

Travelling out of Port Erin on Castletown Road, turn right at the Four Roads roundabout towards Port St Mary. Continue through the village and bear left into the one way system onto Park Road. Trave straight ahead, passing Queens Road on the left hand side, and go ahead into Clifton Road North. The Orchard is the last property on the right hand side.

CONSERVATORY

10' 0" x 12' 1" (3.06m x 3.69m)

Welcoming large room with tiled floor. Door to:

ENTRANCE HALLWAY

Good sized hallway with staircase leading to first floor. Built-in airing cupboard. Door to integral double garage.

REAR PORCH

Door to rear garden.

CLOAKROOM

W.C., wash hand basin, tiled splashbacks.

INTEGRAL DOUBLE GARAGE

18' 1" x 19' 2" (5.51m x 5.84m)

Electric up and over door. Oil central heating boiler. Plumbing for washing machine. Built-in storage cupboards.

BEDROOM 1

12' 6" x 12' 7" (3.81m x 3.84m)

Generous double room, wall of wardrobes. Lovely distant sea views.

EN-SUITE BATHROOM

Suite comprising panelled bath, enclosed shower cubicle, w.c., wash hand basin with mirror and light above, tiled splashbacks. Pine walls and ceiling.

BEDROOM 3

13' 1" x 11' 0" (3.98m x 3.36m)

Nice sized double room. Front aspect with pleasant sea views.

BATHROOM

Suite comprising panelled bath with shower over, w.c., wash hand basin in unit, tiled splashbacks, pine walls and ceiling.

BEDROOM 2

12' 11" x 10' 7" (3.93m x 3.22m)

Rear aspect. Bright and airy double bedroom.

FIRST FLOOR

LANDING

LOUNGE

17' 8" x 14' 1" (5.38m x 4.28m)

Large bright triple-aspect room, offering wonderful views towards coastline and across golf course. Stone fireplace (currently capped). Sliding patio doors to outside terrace.

OUTSIDE TERRACE

17' 9" x 17' 7" (5.4m x 5.35m)

Large terrace with fantastic panoramic views towards the distant hills, over Port St Mary and out to sea.

DINING ROOM

13' 1" x 9' 10" (3.98m x 3.00m)

Rear aspect. Large picture window.

DINING KITCHEN

16' 1" x 12' 8" (4.90m x 3.85m)

Well fitted comprising a good range of wall and base units with contrasting worktops, larder drawers, integral fridge/freezer, integral dishwasher, Neff induction hob, built-in double oven and microwave, plate warmer, stainless steel sink unit. Tiled floor. Exceptional views reaching from South Barrule, all the way over Gansey and Langness and out to sea. Ladder giving access to:

LOFT

Light and power, 2 Velux windows, potential for further accommodation.

OUTSIDE

Large double plot with walled private front and side gardens mainly laid to lawn with mature shrubs and trees, block paved patio seating area. Private rear garden. Well maintained front driveway and turning area.

DETACHED TANDEM GARAGE

13' 1" x 39' 4" (4m x 12m)

Light and power. Up and over door. Potential for conversion subject to planning permission.

SERVICES

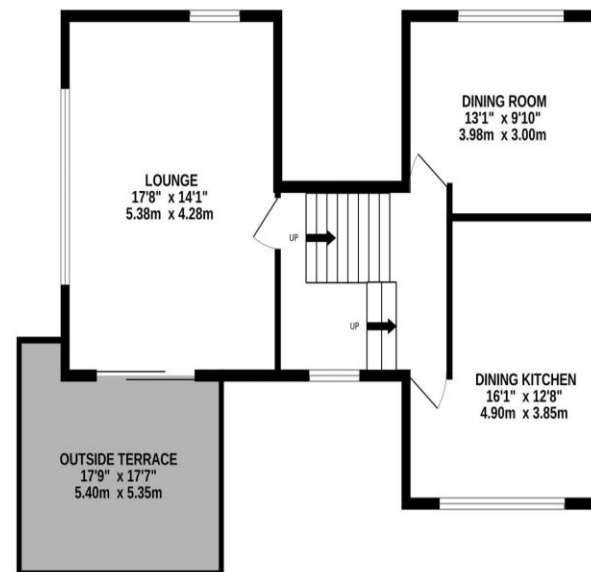
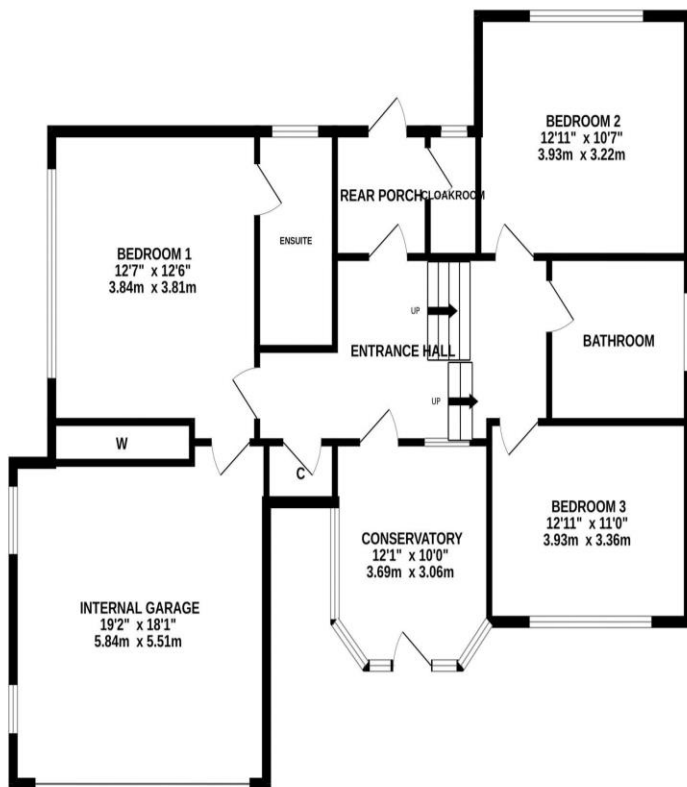
Mains water, drainage and electricity. Oil central heating. uPVC double glazing.

POSSESSION

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TOTAL FLOOR AREA : 1851 sq.ft. (172.0 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.

Since 1854

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