



Beautifully presented throughout, this detached Manx stone cottage is situated in a sought after elevated position, enjoying fabulous outlook across Rowany Golf Course and towards the coastline and Calf of Man. The charming accommodation comprises living room, dining room, well fitted kitchen, 3 bedrooms and bathroom. Outside is a private tiered rear garden with patio area.



## LOCATION

Travelling through Port Erin along Station Road, proceed up The Promenade and follow the road through Bradda West towards Bradda East. Crossfield Cottage is approximately half way along on the left hand side.

## HALLWAY

5' 3" x 4' 9" (1.6m x 1.45m)

Light and airy welcoming hallway. Staircase leading to first floor.

## LIVING ROOM

14' 5" x 12' 7" (4.39m x 3.84m)

Charming room with log burning stove set in feature fireplace. Bay window offering wonderful views to the front across Rowany Golf Course and towards the coastline.

## DINING ROOM

14' 6" x 10' 5" (4.41m x 3.18m)

Front aspect with bay window enjoying a super outlook.

## KITCHEN

14' 9" x 9' 7" (4.49m x 2.91m)

Well fitted kitchen with good range of quality white wall and base units with contrasting worktops incorporating range-style cooker with 5 ring hob, cooker hood, white sink unit, plumbing for washing machine. Tiled splashbacks and tiled floor. Half-glazed door to:

## REAR PORCH

4' 2" x 3' 10" (1.26m x 1.16m)

Door leading to outside.

## FIRST FLOOR

### LANDING

#### BEDROOM 2

14' 11" x 10' 4" (4.55m x 3.16m)

Lovely outlook across Rowany Golf Course and towards coastline. Substantial range of fitted bedroom furniture.

#### BEDROOM 1

16' 10" x 10' 6" (5.14m x 3.19m)

Spacious double room with dual aspect windows giving spectacular views over the hills and coastline. Good range of fitted bedroom furniture. Built-in airing cupboard. Loft access with wooden ladder.

#### BATHROOM

10' 2" x 5' 9" (3.11m x 1.76m)

White suite comprising panelled bath, shower cubicle, w.c., wash hand basin, chrome ladder style heated towel rail.

#### BEDROOM 3

16' 4" x 9' 7" (4.99m x 2.91m)

Loft access. Rear aspect.

## OUTSIDE

Pretty tiered garden to side and rear with fantastic views over the golf course and towards the Calf of Man. Side steps leading to patio. Top part of the garden is un-landscaped (could be developed to take full advantage of the wonderful outlook).

## SERVICES

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

## POSSESSION

Freehold. Vacant possession on completion. No onward chain. 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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