



BREAGLE VIEW & BREAGLE LODGE
ST MARY'S ROAD, PORT ERIN
ISLE OF MAN



BREAGLE
VIEW



Breagle View & Breagle Lodge present a unique opportunity to purchase two superbly presented dwellings set within one third of an acre. The property is surrounded by countryside and enjoys an elevated position with spectacular views over Port Erin & the South,

with the beach and all local amenities just a short walk away. The property offers a total of 5000 sq ft of living space across the two dwellings, giving the ability to accommodate the most diverse of family dynamics with seven bedrooms, six bathrooms.

Externally the property benefits from a large driveway with parking for seven cars and garaging for a further four. The secluded south facing gardens enjoy panoramic views toward Bradda and the setting sun.



↑ Breagle Lodge

Breagle View ↑



↑ North facing view over both properties towards Bradda Head, Port Erin.



Port Erin

Nestled in a tranquil setting within strolling distance of the beach and local amenities, these beautiful homes invite you to embrace a life of serenity.

Conveniently located minutes away from village amenities, cafés, restaurants, Rushen Primary School, and the island's favourite Port Erin Beach & Promenade, these properties offer the perfect location for families and those seeking a more relaxed, peaceful way of life.

Walking Distances (km)

1	Breagle Glen Indian Restaurant	0.35
2	Port Erin Bowling & Tennis Club	0.40
3	Bay Hotel	0.55
4	La Gusto Pizza	0.60
5	Foraging Vintners	0.70
6	Falcon's Nest Hotel	0.70
7	Port Erin Children's Play Park	0.60
8	The Station	0.70
9	Clear Pharmacy Station Road	0.80
10	SPAR Port Erin	0.80
11	Clear Pharmacy Church Road	0.80
12	Port Erin Dental Practice	0.85
13	Tesco's Port Erin	0.95
14	Noa at the Cosy Nook	0.75
15	Rowany Golf Club	1.20
16	Thie Rosien Dental Practice	1.40
17	Southern Group Practice	1.50
18	Rushen Primary School	1.60



BREAGLE VIEW

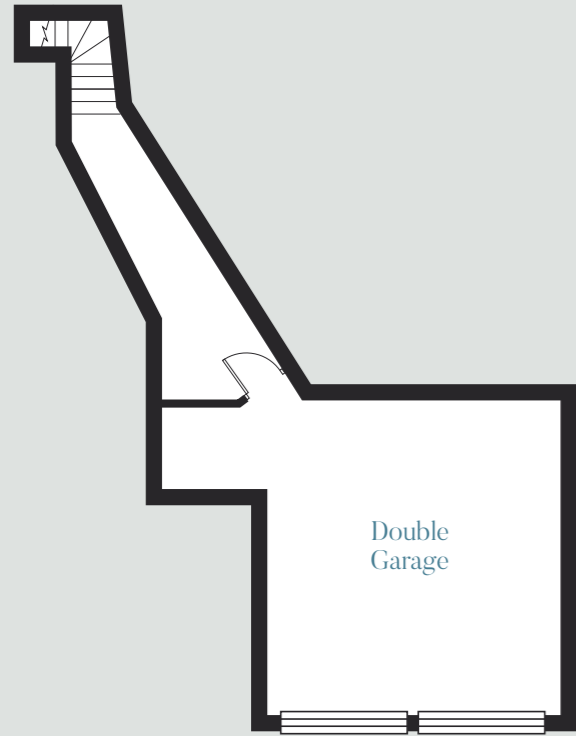
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Breagle View is an immaculately presented modern family home set across three floors, with an underground double garage and expansive attic.

Consisting of five spacious bedrooms, three living rooms and an impressive kitchen/dining area. A viewing is strongly recommended to fully appreciate the rare opportunity to acquire the property.

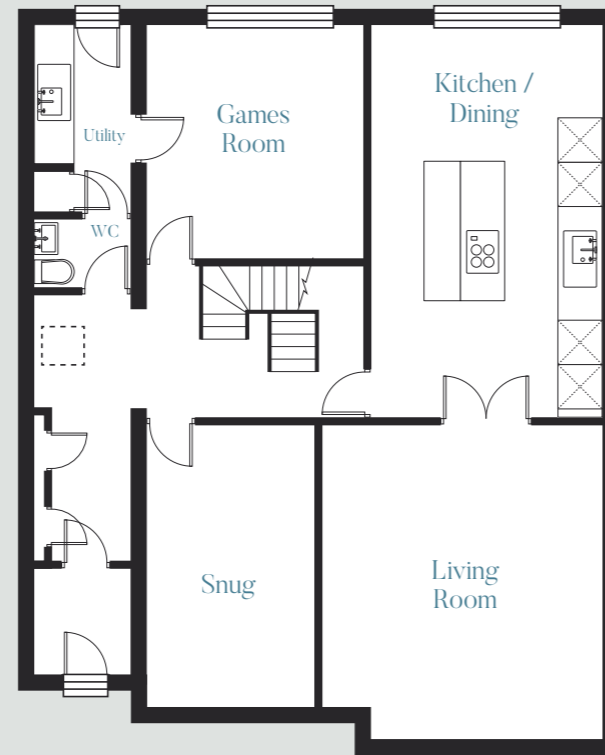
Planning approval exists for a further sun lounge extension and additional attic windows to maximise the views.

LOWER GROUND FLOOR



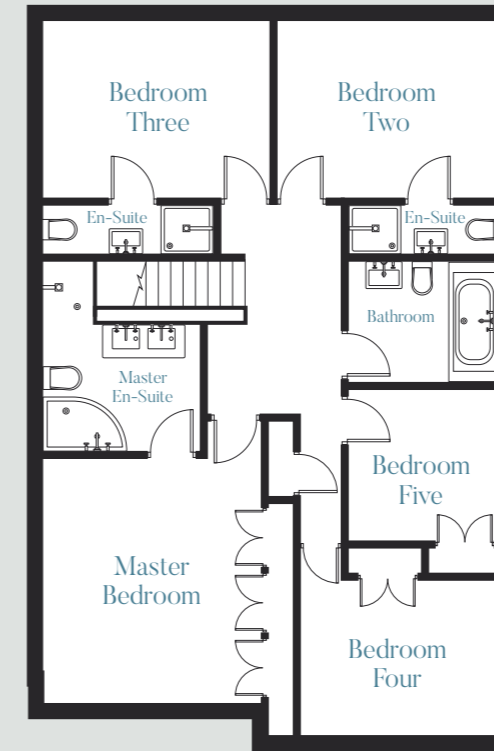
Double Garage 5890mm x 5990mm 38.20m²

GROUND FLOOR



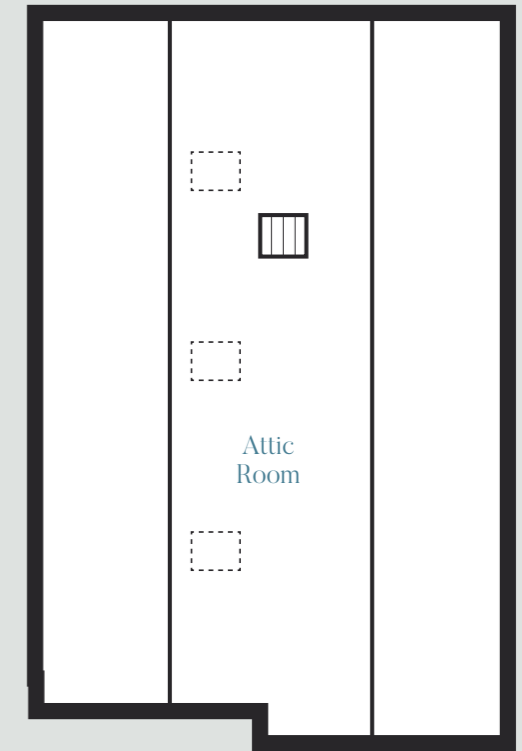
Snug 3180mm x 5300mm 16.80m²
Utility 1820mm x 3520mm 5.70m²
Games Room 4080mm x 4380mm 17.80m²
Kitchen/Dining 4400mm x 7380mm 32.40m²
Living Room 5300mm x 5900mm max 30.70m²

FIRST FLOOR



Bathroom 2900mm x 2300mm 6.60m²
Master Bedroom 4080mm x 5300mm max 19.50m²
Master Ensuite 2930mm x 3600mm max 11.80m²
Bedroom Two 4240mm x 3340mm 15.10m²
En-Suite Two 2700mm x 940mm 2.70m²
Bedroom Three 4240mm x 3340mm 14.10m²
En-Suite Three 3180mm x 940mm 2.90m²
Bedroom Four 3800mm x 2920mm 11.50m²
Bedroom Five 2900mm x 2880mm 8.30m²

SECOND FLOOR



Attic Room 3720mm x 12780mm 49.00m²



Entrance Hall







Living Room



Kitchen



Kitchen









Utility Room



WC



Master Bedroom



BREAGLE VIEW

Master Bedroom



Master En-Suite

BREAGLE VIEW



Bedroom Two



En-Suite



Bedroom Three



En-Suite



Bedroom Four



BREAGLE VIEW

Double Garage



BREAGLE VIEW



Garden

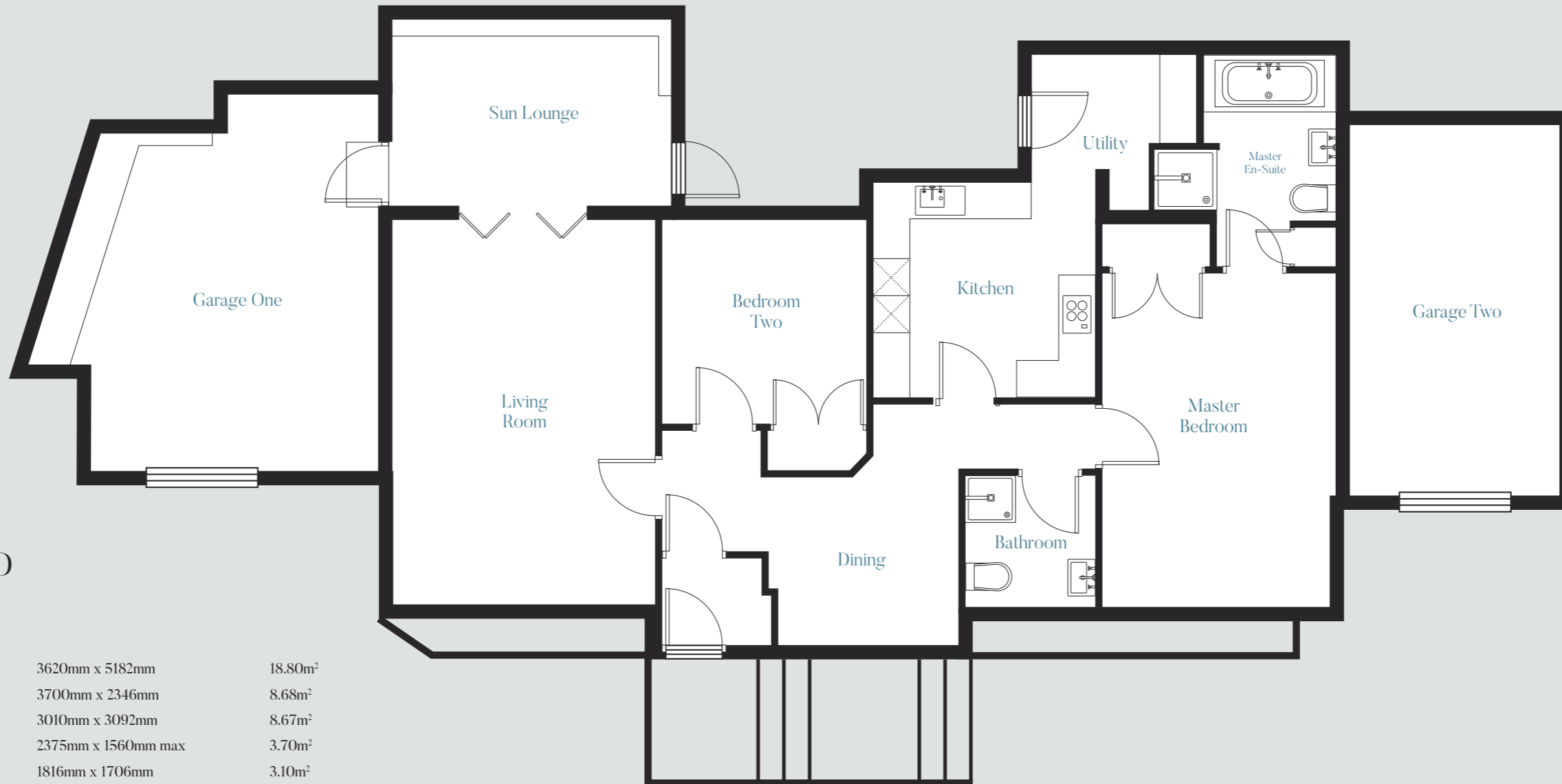




BREAGLE LODGE

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Breagle Lodge is an immaculately presented spacious bungalow. Consisting of a large Master Bedroom with En-Suite, a second Bedroom, Bathroom, Living Room, Dining area, a stylish Kitchen and Utility, a secluded south facing sun lounge and two separate garages.



GROUND FLOOR

Living Room	3620mm x 5182mm	18.80m ²
Sun Lounge	3700mm x 2346mm	8.68m ²
Kitchen	3010mm x 3092mm	8.67m ²
Utility	2375mm x 1560mm max	3.70m ²
Bathroom	1816mm x 1706mm	3.10m ²
Master Bedroom	3005mm x 4543mm	13.60m ²
Master En-Suite	2391mm x 2927mm max	5.33m ²
Bedroom Two	2875mm x 2784mm	8.90m ²
Garage One	4888mm x 5301mm max	20.19m ²
Garage Two	3085mm x 5195mm	15.80m ²



Dining Room



Bathroom



Kitchen





Living Room





Sunroom



Master Bedroom





Bedroom Two

Contact

If you are interested in discussing the property or to arrange a viewing, please contact the agents, Black Grace Cowley with the below details.

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