



ASKING PRICE

£449,950



THE DETAILS



5



2



2



Cornaa, 1 The Promenade

Port St Mary

£449,950

call in today or visit www.blackgracecowley.com for more details

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD







Cornaa, 1 The Promenade, Port St Mary





PROPERTY DETAILS FOR

Cornaa, 1 The Promenade, Port St Mary

THE DESCRIPTION

- Substantial, stone built property arranged over 4 floors
- Living accommodation includes a large basement, 5 double bedrooms, open plan kitchen, dining room, large living room, 2 family bathrooms (1 on each floor), ground floor utility area
- Part Investment property located in picturesque fishing village
- Large corner plot right on The Promenade in Port St Mary
- Rental Income: The Fresh, Fried and Crispy shop – which is currently Tenanted with rental income
- Includes a tandem garage which has previously had planning permission for a 3 storey, 2 bedroom apartment – Application No: 05/01760/B
- Opposite Scoill Phurt Le Moirrey (Port St Mary) Primary School and on the bus route for Port Erin/Douglas
- Restaurants and coffee shops on your doorstep and only a stone's throw from Chapel Beach
- Port St Mary also boasts both a golf club and a yacht club

THE PROPERTY

Black Grace Cowley are delighted to offer a unique opportunity to purchase a mixed use, substantial stone built property arranged over four floors. Situated in the picturesque fishing village, Port St Mary, the property is conveniently located within a short drive of Port Erin and Douglas. The spacious accommodation comprises of a large basement, open plan kitchen, dining room, large living room, five bedrooms, two bathrooms and a ground floor utility area.

The commercial element is currently tenanted by The Fresh, Fried and Crispy shop, providing an income to the freehold owner.

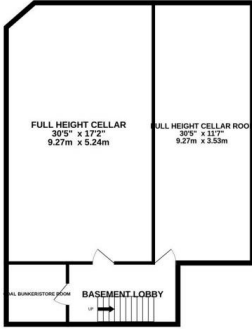
The property benefits from a tandem garage which has previously has planning permission for a three storey, two bedroom apartment- Application No: 05/01760/B

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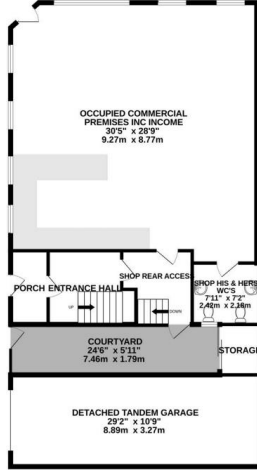
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FLOORPLAN

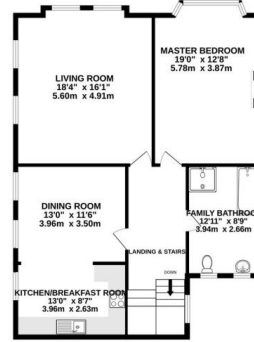
CELLAR/BASEMENT
1014 sq.ft. (94.2 sq.m.) approx.



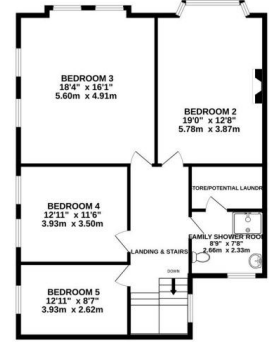
GROUND FLOOR
1420 sq.ft. (131.9 sq.m.) approx.



FIRST FLOOR
1035 sq.ft. (96.1 sq.m.) approx.



TOP FLOOR
1034 sq.ft. (96.1 sq.m.) approx.



TOTAL FLOOR AREA: 4504 sq.ft. (418.4 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.
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PROPERTY DETAILS FOR

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Disclaimer

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Neither the vendor nor Black Grace Cowley (the firm), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein.

The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

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