



ASKING PRICE

£550,000



THE DETAILS



4



2



4



The Old Surgery

Lewthwaites Way, Port St Mary

£550,000

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







The Old Surgery, Lewthwaites Way, Port St Mary



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PROPERTY DETAILS FOR

The Old Surgery, Lewthwaites Way, Port St Mary

THE DESCRIPTION

- Detached residential building situated within a large plot in Port St Mary
- Period features throughout the building
- Spacious Ground Floor 2 Bed Apartment with 2 Reception Rooms, Kitchen and Bathroom
- Large First Floor 2/3 Bed Apartment with 2 Reception Rooms, Kitchen, Bathroom and Attic Space
- Off street parking to the rear of the property, mature well maintained gardens
- Approval in principle for a detached house within the grounds: **24/00761/A**
- Oil fired central heating and Substantially Double Glazed
- No onward chain
- Could be converted back to a single dwelling subject to planning permission

THE PROPERTY

Black Grace Cowley are delighted to offer this unique opportunity to purchase The Old Surgery in Port St Mary. A spacious art deco building situated within a generous plot that now benefits from planning in principle for an additional detached dwelling in the grounds. The building itself, is split into two very spacious apartments. On the ground floor there's a large two bed, two reception apartment with modern kitchen and family bathroom, with direct access out to the side and front gardens.

The first floor of the building consists of a two bed roomed spacious apartment, substantially uPVC double glazed windows, offering plenty of natural light. There are two reception rooms, a modern kitchen and modern bathroom. A staircase gives access up the the attic space which could be converted subject to planning permission.

The property as it stands could make for a large single residence, approximately 2,700 sq.ft. There is also planning in principle to build a modern detached dwelling within the grounds to the rear.

To the rear of the property is a gated off street parking area for several vehicles, a large well maintained rear garden which is mainly lawned with mature shrub and tree borders. To the rear of the garden there's an additional driveway space which forms part of the planning in principle.

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All planning can be found on the government's website with the application number: 24/00761/A.

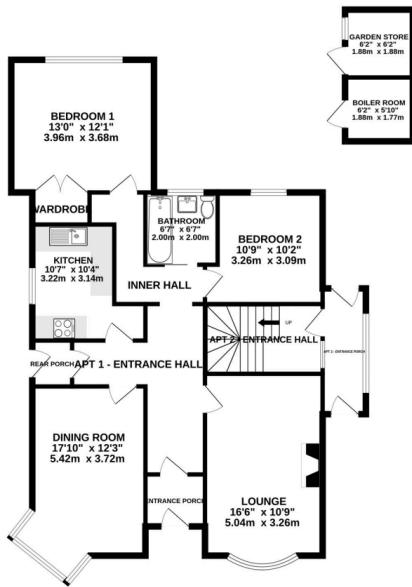
The property is in a fantastic position and within yards from Port St Mary's local amenities, local beach, the new Kella Restaurant and just a short drive from King William's College, the airport, and Douglas. The Property is being sold with no onward chain. A very versatile building that could be used as apartments, single dwelling or create two properties. A viewing to appreciate space, the plot size and the potential for the property is highly recommended.

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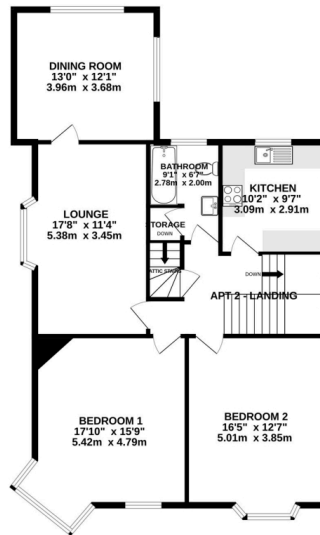
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FLOORPLAN

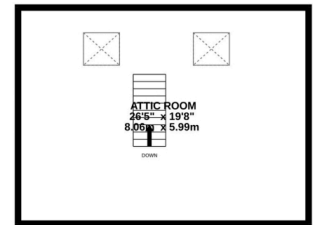
GROUND FLOOR
1142 sq.ft. (106.1 sq.m.) approx.



1ST FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



ATTIC LEVEL
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 2708 sq.ft. (251.6 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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SITE PLAN





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