



www.chrystals.co.im

Glenlea House, Truggan Road, Port St Mary, IM9 5LD
Asking price £749,000

Glenlea House, Truggan Road, Port St Mary, IM9 5LD

Asking price £749,000

Elegant double fronted Victorian house, set in private grounds of approximately 3/4 acre, situated in a semi-rural location within walking distance of the villages of Port Erin and Port St Mary. The spacious accommodation comprises 3 generous reception rooms, attractive breakfast kitchen, 5 bedrooms and 3 bathrooms. The basement level offers a games room, sauna and spa room. The property benefits from ample parking/turning area and is being offered for sale with no onward chain.



LOCATION

Travelling from the Four Roads roundabout towards Port St Mary, proceed ahead and turn right just before the school into Plantation Road. Bear right and turn immediately right into Truggan Road. Travel straight ahead and Glenlea House can be found on the right hand side.

ENTRANCE PORCH

Half glazed door to:

HALLWAY

Welcoming entrance hallway with original flooring. Staircase to first floor. Stairs leading down to basement.

LOUNGE/DINING ROOM

28' 11" x 12' 4" (8.81m x 3.76m)

Light, airy room with large bay window overlooking the gardens. Original working fireplace. Original floorboards. Feature vintage oven.

CONSERVATORY

27' 0" x 9' 7" (8.22m x 2.92m)

French doors leading to outside. Stunning '100 year old' grapevine! Lovely outlook over the gardens.

KITCHEN

15' 1" x 12' 3" (4.59m x 3.73m)

Lovely quality 'farmhouse style' kitchen fitted with good range of cream fronted wall and base units with contrasting worktops, incorporating Stanley oil burning stove for cooking and heating, set in chimney style nook, tiled

splashbacks, gas hob, electric oven, integral fridge/freezer, breakfast bar and Belfast sink. Door to rear porch leading to outside. Opening to:

BREAKFAST ROOM

12' 8" x 12' 4" (3.86m x 3.76m)

Feature bay window. Original wooden flooring. Decorative radiator cover.

BASEMENT

GAMES ROOM

23' 3" x 12' 4" (7.08m x 3.76m)

Oak flooring. Kitchenette area with wall and base units, sink unit and fridge/freezer.

SPA ROOM

19' 3" x 17' 2" (5.86m x 5.23m)

Sauna and Jacuzzi hot tub. Downlighters. Door leading to outside.

CLOAKROOM

W.C., wash hand basin. Door to utility area housing Megaflo. Plumbing for washing machine.

UTILITY AREA

Megaflo. Plumbing for washing machine.

FIRST FLOOR

Landing area. Staircase to 2nd floor.

LANDING

Staircase leading to second floor.

BEDROOM 1

16' 6" x 11' 3" (5.03m x 3.43m)

Original wooden flooring. Lovely views over open fields.

EN-SUITE BATHROOM

Freestanding 'claw foot' bath, corner shower cubicle, wash hand basin and w.c. Tiled walls. Original wooden flooring.

BATHROOM

Suite comprising bath with shower over, wash hand basin, w.c., Original flooring. Tiled walls.

BEDROOM 2

12' 3" x 12' 1" (3.73m x 3.68m)

Super views over open fields. Original wooden flooring.

BEDROOM 3

12' 2" x 12' 4" (3.71m x 3.76m)

Original wooden flooring. Wash hand basin.

SECOND FLOOR

LANDING

WALK-IN STORE

Fitted shelving. Loft access.

BEDROOM 4

12' 2" x 12' 1" (3.71m x 3.68m)

Undereaves storage. Original wooden flooring.

EN-SUITE BATHROOM

Suite comprising bath with shower over, wash hand basin, w.c., chrome ladder style towel rail. Undereaves storage. Original wooden flooring. Velux.

BEDROOM 5

17' 3" x 12' 4" (5.25m x 3.76m)

Built-in wardrobes. Undereaves storage. Lovely views towards fields.

OUTSIDE

Delightful, private, mature grounds of approximately 3/4 of an acre surrounding the property. Large block paved patio area with built-in fire pit, colourful flowerbed and walled boundaries. generous lawn. Summer house. Sweeping gravel driveway to front give ample parking and turning area. Private right of way lane to the property.

SERVICES

Mains water, drainage and electricity. Oil fired central heating. Part uPVC double glazed windows - mostly sash hardwood.

POSSESSION

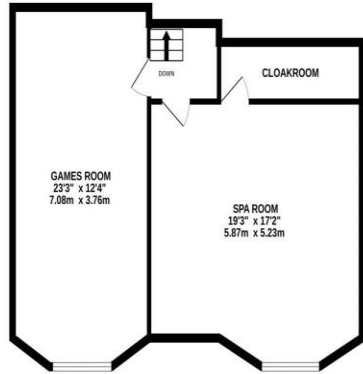
Freehold. Vacant possession on completion of purchase. No onward chain. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. **DISCLAIMER** - Notice is hereby given that these particulars, 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.

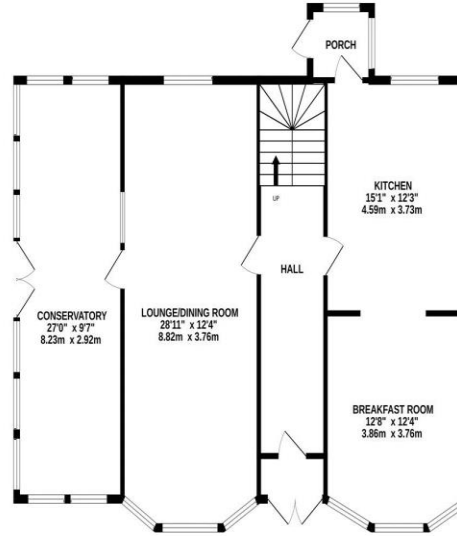




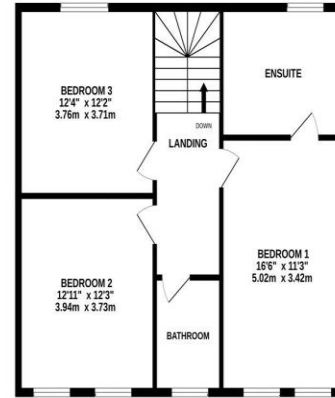
BASEMENT
673 sq.ft. (62.5 sq.m.) approx.



GROUND FLOOR
1147 sq.ft. (106.6 sq.m.) approx.



1ST FLOOR
736 sq.ft. (68.4 sq.m.) approx.



2ND FLOOR
525 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 3081 sq.ft. (286.2 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.

Made with Metropix ©2024

Since 1854



DOUGLAS

31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN

23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

COMMERCIAL

Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS

Douglas Office: 01624 625300, douglasrentals@chrystals.co.im