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Hillcrest, Cregneash, Port St Mary, IM9 5PS
Asking Price £575,000

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A rare opportunity to purchase this substantial detached house situated on approx. 1/2 acre plot, located in the sought-after idyllic historic hamlet of Cregneash. Breathtaking panoramic rural, coastal and sea views across the Sound and out to the Calf of Man. Accommodation comprises a lounge, kitchen, dining room, 2 bedrooms and bathroom. Outside are walled gardens to the front and rear, with a paved courtyard, workshop, store, thie veg and additional surrounding land.



LOCATION

Travelling out of Port Erin along Castletown Road, turn right at the Four Roads roundabout and proceed ahead. Passing the Railway Station Public House on the right hand side, turn right into Plantation Road. Go straight ahead into Howe Road and follow the road up the hill. Continue ahead until you reach Cregneash Village where Hillcrest is the third house on the left hand side, just before the bend.

PORCH

DINING ROOM

13' 7" x 8' 11" (4.14m x 2.72m)

Wonderful views over the front garden to the Sound and Calf of Man.

LOUNGE

16' 0" x 14' 10" (4.87m x 4.52m)

Stunning views of the countryside and Calf of Man. Staircase up to first floor. Understairs cupboard. Opening to:

KITCHEN

9' 4" x 8' 1" (2.84m x 2.46m)

Fitted with a good range of cream gloss wall and base units with contrasting worktops, incorporating ceramic hob, oven, integral fridge, integral dishwasher, stainless steel sink unit. Opening to:

REAR PORCH/LAUNDRY ROOM

9' 3" x 6' 10" (2.82m x 2.08m)

Oil central heating boiler, space for fridge/freezer. Door to rear.

FIRST FLOOR

LANDING

Built in cupboard, fantastic rural and coastal views.

BATHROOM

Bath with shower over, shower screen, wash hand basin in unit, w.c. Fabulous views.

BEDROOM 1

11' 4" x 9' 0" (3.45m x 2.74m)

Breathtaking uninterrupted views to the Calf of Man. Loft access. Downlighters.

BEDROOM 2

11' 4" x 8' 10" (3.45m x 2.69m)

Panoramic rural and coastal views.

OUTSIDE

To the front is a walled garden with superb rural and coastal views, laid to lawn with mature shrubs. Paved and walled side garden, side gate. Rear courtyard with brick workshop, thie veg and stone store. Private walled rear garden with mature shrubs, double gates leading to parking area. Additional surrounding land. Area of whole plot is approximately 1/2 acre in total (exact boundary to be confirmed).

SERVICES

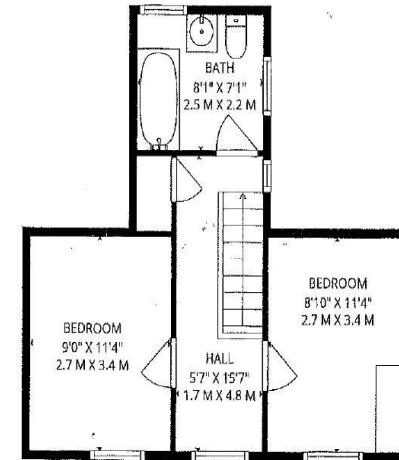
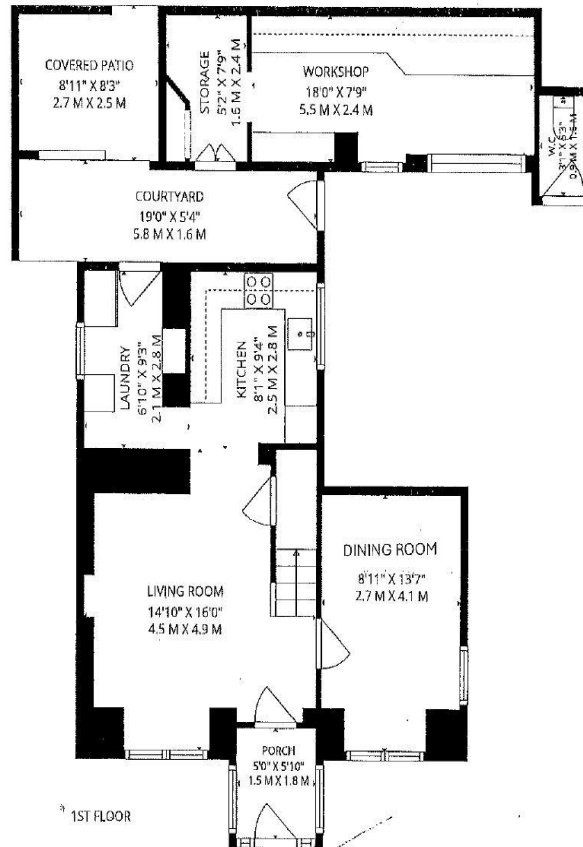
Mains water, drainage and electricity. Oil central heating. Some uPVC double glazing. The property has been in the same family since it was built over 100 years ago!

POSSESSION

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Total: 858 sq. Ft, 80 m²
 1st Floor: 500 sq. Ft, 47 M², 2nd Floor: 358 sq. Ft, 33 m²
 Excluded Areas: Porch: 29 sq. Ft, 3 M², Courtyard: 97 sq. Ft, 9 M², Covered Patio: 68 sq. Ft, 6 M²,
 Storage: 37 sq. Ft, 3 M², Toilet: 17 sq. Ft, 2 M², Workshop: 136 sq. Ft, 13 M²,
 Undefined: 9 sq. Ft, 1 M², Walls: 159 sq. Ft, 14 m²

FLOOR PLAN CREATED BY INVISION MEDIA & ARCHITECTING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Since 1854



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