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REAL ESTATE

Rocklands Bay View Road, Port St. Mary - IM9 5AQ

Isle Of Man

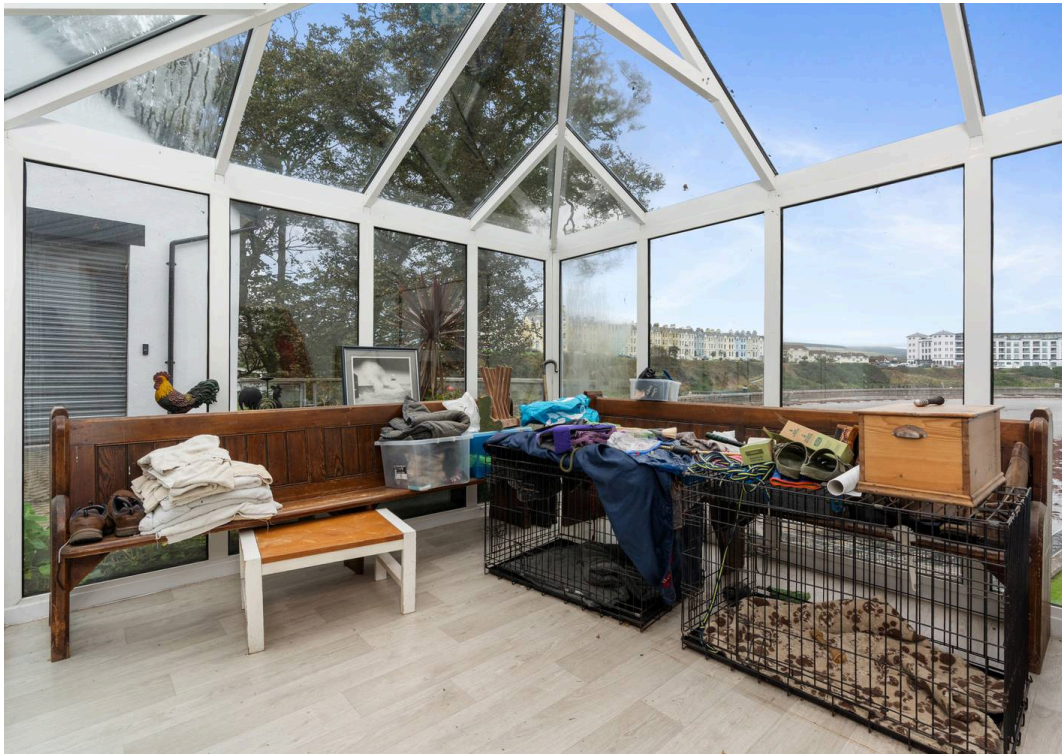
Guide Price £1,795,000



Rocklands Bay View Road

Port St. Mary, Isle Of Man

- Substantial detached Victorian coastal residence in Port St Mary
- Commanding shoreline position with sweeping views across the bay
- Six bedrooms and three bathrooms across four storeys
- Expansive living and dining room with sea views
- Characterful brick fireplace with wood-burning stove
- Two conservatories offering light-filled spaces to relax
- Generous games room with bar area, ideal for entertaining
- Separate study and utility room
- Coastal gardens and paved terraces for outdoor dining
- Detached garage, paved driveway and scope for refurbishment



Rocklands Bay View Road

Port St. Mary, Isle Of Man

A front-row seat to the sea. A home with room to live differently.

Morning coffee overlooking the bay. Long lunches with friends as the tide rolls in. Winter evenings beside the wood-burning stove, with the sea providing an ever-changing backdrop. At Rocklands, the setting shapes everyday life.

Occupying a striking coastal position in Port St Mary, this substantial detached Victorian residence combines sweeping sea views with generous accommodation and the character of a home that has evolved over generations. Its distinctive white façade rises above the shoreline, while gardens and terraces create inviting places to sit, entertain and take in the coastal panorama.

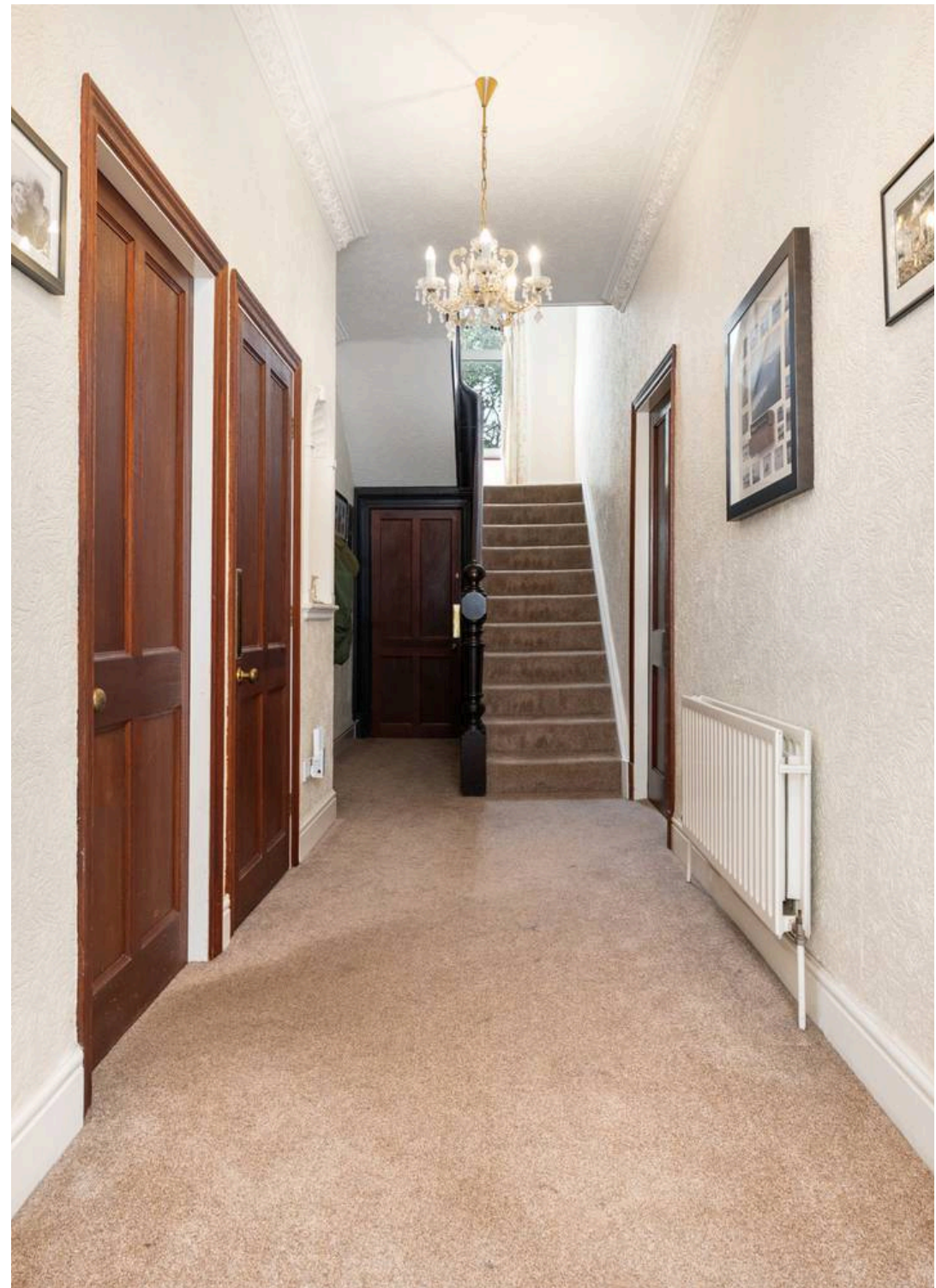
Inside, the house offers space for both sociable occasions and quieter moments. The expansive living and dining room makes the most of its outlook, with broad windows drawing the bay into the room and a substantial brick fireplace providing a warm focal point. There is room here for a full dining table, comfortable seating and gatherings that carry effortlessly from lunch into the evening.

Two conservatories bring a different perspective on the setting, creating light-filled spaces to read, relax or enjoy the view whatever the season. The kitchen is complemented by a separate utility room, while a dedicated study provides a place to work away from the main living areas.

The games room adds another dimension to life at Rocklands. With space for a snooker table, a bar area and additional seating, it lends itself to evenings with friends, family celebrations and relaxed weekends at home.

Six bedrooms and three bathrooms provide generous accommodation for family and guests, with a layout arranged across four storeys. The scale of the house allows an incoming owner to shape the spaces around their own routines, whether that means hosting extended family, working from home or creating a personal coastal retreat.

Outside, lawns, established planting and paved terraces make the shoreline setting an integral part of the home. A detached garage and paved driveway add practical space alongside the property's considerable lifestyle appeal.









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