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The Old Sail Loft & Smithy, Shore Road Underway, Port St Mary, IM9 5DX

Asking Price £749,000

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Built in 1857 and set in a superb harbourside coastal location, The Old Sail Loft enjoys spectacular harbour, sea and coastal views over Bay ny Carrickey and across Port St Mary harbour. The property, set over 3 floors, has been lovingly restored to a high standard with quality fittings throughout whilst still retaining many original features, plenty of charm and character of this Manx protected building.







LOCATION

Travelling out of Port Erin on Station Road, take the 3rd exit on the Four Roads roundabout and continue through Port St. Mary and through the one way system taking the first left onto Queen's Road. Turn left at the bottom of the road and continue along Athol Street and then take a right turn just opposite the Albert Hotel. Take the first left and continue along the Underway where The Old Sail loft can be found a short way along on the left-hand side.

ORIGINAL OUTSIDE STEPS

up to:

FIRST FLOOR

LOUNGE/DINING ROOM

28' 0'' x 14' 6'' (8.53m x 4.42m)

Manx stone feature wall. Oak flooring, multi burner stove on slate heath with feature stone hearth, beamed ceiling, downlighters. Triple aspect windows with superb views over the Harbour. Stairs up to second floor. Stairs down. Steps down to:

SMALL LANDING

CLOAKROOM

Wash hand basin, w.c. oak flooring, 1/2 tiled walls, hanging cloaks area, downlighters, Xpelair

UTILITY CUPBOARD

Cream wall and base units. Plumbed for washing machine, fridge freezer and tumble drier. Door to:

BREAKFAST KITCHEN

16' 8'' x 16' 3'' (5.08m x 4.95m)

Lovely light and airy space with stunning harbourside views, comprising an excellent range of light wood wall and base units with contrasting worktops incorporating 1½ stainless steel sink unit, integrated range cooker with stainless steel hood, fridge freezer, dishwasher. Mid tiling to walls. Wooden flooring. Downlighters. Glass ceiling panels. Bi-folding doors to:

TERRACE

Lovely terrace with glass balustrade, offering fantastic views overlooking the Harbour.

SECOND FLOOR

BEDROOM 1

14' 6'' x 9' 11'' (4.42m x 3.02m)

Door with Juliet balcony overlooking the Harbour. Ceiling with feature original ships mast A-frame beam.

ENSUITE SHOWER ROOM

Large tiled shower cubicle with glazed screen, w.c. and wash hand basin. Panelled tongue and groove to dado, tiled floor, part tiled walls. Xpelair.

INNER LANDING

Built in double wardrobe.

BEDROOM 2

14' 6'' x 8' 9'' (4.42m x 2.66m)

Large wall of mirrored wardrobes. Cupboard housing Megaflo. Steps to:

EN-SUITE BATHROOM

Large jacuzzi-style bath with tiled surround, w.c., and wash hand basin. Half tiled walls, wood floor, beamed ceiling.

GROUND FLOOR

(Suitable to be used as self-contained apartment).

BEDROOM 4/LOUNGE

14' 2'' x 12' 1'' (4.31m x 3.68m)

Oak wood flooring, original beams, raised display shelf, downlighters. Large built in mirror cupboards. Bi-folding doors to super decked area overlooking the harbour. 2 cupboards housing washing machine, tumble dryer and fridge freezer. Step up to:

KITCHEN

10' 10'' x 8' 6'' (3.30m x 2.59m)

Comprising white wall and base units with contrasting wooden worktops incorporating stainless steel sink unit, ceramic hob, electric oven, stainless steel cooker hood. Tiled splashbacks. Cupboard housing gas central heating boiler. Door to:

FAMILY ROOM

17' 11'' x 10' 10'' (5.46m x 3.30m)

Oak flooring. Door to outside. Staircase up.

BEDROOM 3

14' 6'' x 11' 8'' (4.42m x 3.55m)

Oak flooring, beamed ceiling, double built in mirror wardrobe, built in cupboard. Steps to:

ENCLOSED STAIRCASE

To first floor, wood flooring.

SHOWER ROOM

Large walk in shower cubicle with glazed doors, w.c. and wash hand basin. Tiled floor, fully tiled walls. Chrome ladder style radiator. Xpelair.

OUTSIDE

This characterful property offers a wonderful sheltered courtyard garden with an abundance of plants and stunning views over Port St. Mary Harbour. Block paving to the gated entrance with step up to raised decked area.

SERVICES

Mains water, drainage and electricity. gas central heating.

POSSESSION

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TO MY MUM
I hugged this SOFT PILLOW
I kissed it REALLY TIGHT
I filled it with MY WISHES
HOPE, LOVE AND LIGHT
So when you're
Get hold it REALLY TIGHT
You will feel My Love
MORNING, NOON
AND NIGHT





Total: 2020 sq. Ft, 188 m2

Basement: 754 sq. Ft, 70 M2, 1st Floor: 784 sq. Ft, 73 M2, 2nd Floor: 482 sq. Ft, 45 m2
Excluded Areas: Storage: 69 sq. Ft, 6 M2, Bay Window: 56 sq. Ft, 1 M2, Balcony: 65 sq. Ft, 6 M2,
Stairwell: 36 sq. Ft, 3 M2, Low Ceiling: 1 sq. Ft, 0 M2, Walls: 199 sq. Ft, 17 m2

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

Since 1854

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