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Lunna, Fistard Road, Port St Mary, IM9 5HE  
**Asking Price £425,000**

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Attractive double fronted period house, enjoying lovely views over the golf course and towards Gansey Bay and harbour. Accommodation comprises lounge, dining room, well fitted kitchen, utility/cloakroom, 4 bedrooms and bathroom. Outside is an enclosed courtyard rear garden with single garage. No onward chain.



## LOCATION

Travelling into Port St Mary, proceed along Bay View Road and bear right into Park Road. Travel straight ahead, bear right and proceed up Fistard Road. Lunna can be found along on the right hand side.

## PORCH

Tiled floor.

## ENTRANCE HALLWAY

Elegant entrance hallway with wooden flooring and staircase to first floor.

## DINING ROOM

17' 1" x 11' 3" (5.20m x 3.43m)

Front aspect with traditional bay window. Tiled fireplace with wooden surround, built-in cupboards.

## LOUNGE

17' 1" x 11' 6" (5.20m x 3.50m)

Front bay window. Traditional fireplace.

## KITCHEN

19' 7" x 11' 11" (5.96m x 3.63m)

Well fitted kitchen with good range of Shaker style wall and base units with contrasting worktops incorporating Belfast sink, plate racks, shelving and Aga. Door to outside.

## REAR HALL

Door to courtyard.

## UTILITY/CLOAKROOM

11' 11" x 7' 11" (3.63m x 2.41m)

Twin wash hand basins in fitted unit, w.c.,

## FIRST FLOOR

### HALF LANDING

### BATHROOM

12' 0" x 7' 11" (3.65m x 2.41m)

Quality suite comprising freestanding bath, shower, w.c., wash hand basin.

### BEDROOM 3

11' 11" x 9' 11" (3.63m x 3.02m)

Rear aspect enjoying lovely views over the golf course.

### LANDING

### BEDROOM 1

17' 1" x 11' 6" (5.20m x 3.50m)

Good sized double bedroom with lovely views towards Gansey Bay and harbour.

### BEDROOM 4

9' 10" x 7' 9" (2.99m x 2.36m)

Front aspect - pleasant views towards bay and harbour.

### BEDROOM 2

17' 1" x 9' 11" (5.20m x 3.02m)

Generous double bedroom. Front aspect with views towards bay and harbour.

### OUTSIDE

Enclosed rear courtyard garden. Pretty walled front garden with period tiled path and entranceway.

## GARAGE

20' 0" x 9' 7" (6.09m x 2.92m)

Situated to the rear.

## BOILER ROOM

Housing oil central heating boiler.

## SERVICES

Mains water, drainage and electricity. Oil central heating. Single glazed windows.

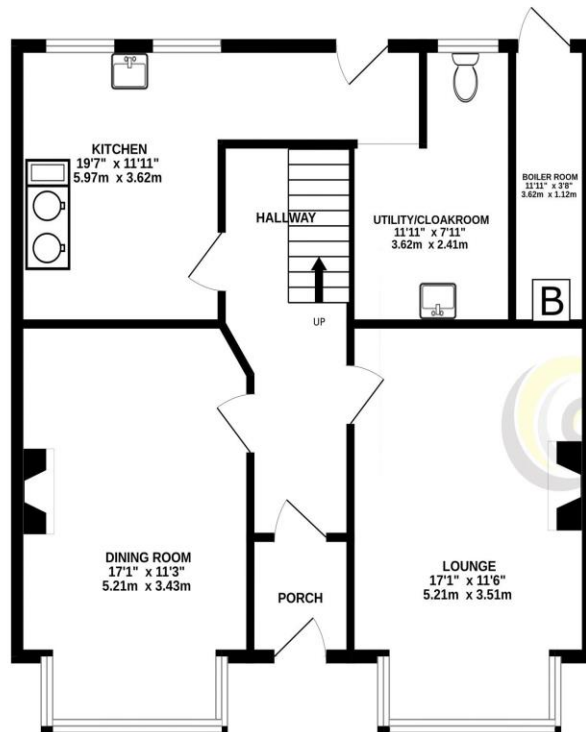
## POSSESSION

Freehold. Vacant possession on completion. 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.

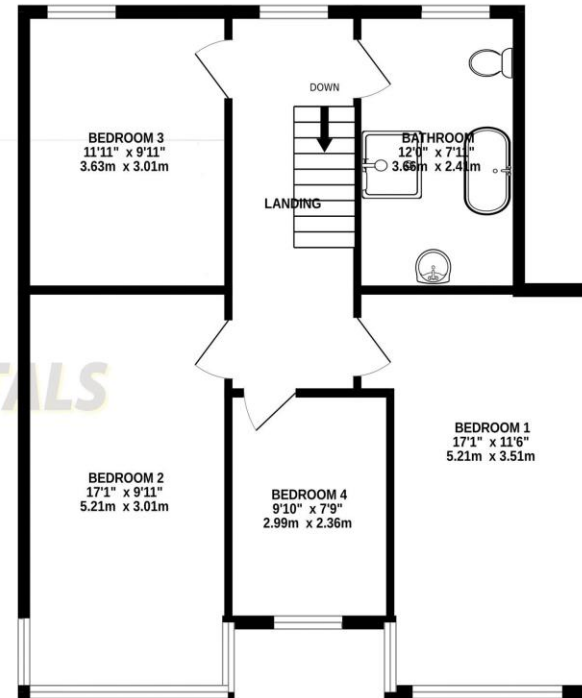




GROUND FLOOR  
755 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 1489 sq.ft. (138.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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