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Cronklands, Howe Road, Port St Mary, IM9 5AU
Asking Price £699,000

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Impressive detached house, enjoying superb views over surrounding countryside and towards the coastline and Bradda Head. Accommodation comprises large entrance hallway, dining/snug, breakfast kitchen, utility room, cloakroom, lounge, 3 bedrooms, en-suite shower room, bathroom and attic/hobby room. Outside is private rear garden, large driveway to front and detached garage.



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 The property is the first property on the left hand side past the turning to Truggan Road.

ENTRANCE PORCH

HALLWAY

Large welcoming hallway with original features. Amtico flooring. Understairs storage. Cloaks cupboard.

SNUG/DINING AREA

22' 0" x 13' 9" (6.70m x 4.19m)

Open fireplace with slate hearth. French doors to garden. Lovely open views to front.

BREAKFAST KITCHEN

14' 5" x 12' 4" (4.39m x 3.76m)

Stunning roof lantern giving plenty of natural light. Good range of wall and base units with granite worktops and breakfast bar. Oil fired Aga, integral dishwasher, double stainless steel sink unit. Amtico flooring. Space for fridge/freezer.

UTILITY

10' 10" x 5' 9" (3.30m x 1.75m)

Worcester oil central heating boiler. 2 large storage cupboards.

CLOAKROOM

W.C. and wash hand basin.

LOUNGE

22' 2" x 14' 3" (6.75m x 4.34m)

Beautiful elegant room enjoying super views towards Gansey and Fleshwick. Log burning stove. Exposed wooden beams.

FIRST FLOOR

LANDING

Large galleried landing with far reaching views. Enclosed staircase to attic/hobby room.

BEDROOM 1

15' 3" x 9' 10" (4.64m x 2.99m)

Generous double bedroom with views towards Gansey. Understairs storage.

EN-SUITE SHOWER ROOM

Shower, w.c., wash hand basin.

BEDROOM 2

14' 0" x 12' 9" (4.26m x 3.88m)

Panoramic coastal and rural views over the South of the island.

BEDROOM 3

10' 11" x 9' 2" (3.32m x 2.79m)

Sea views and views towards Bradda Head.

BATHROOM

Bath, w.c., wash hand basin.

SECOND FLOOR

ATTIC/HOBBY ROOM

22' 3" x 9' 5" (6.78m x 2.87m)

OUTSIDE

Lovely lawned rear and front gardens. Multi vehicle, double width driveway to the front.

GARAGE

19' 6" x 11' 11" (5.94m x 3.63m)

Large detached single garage.

SERVICES

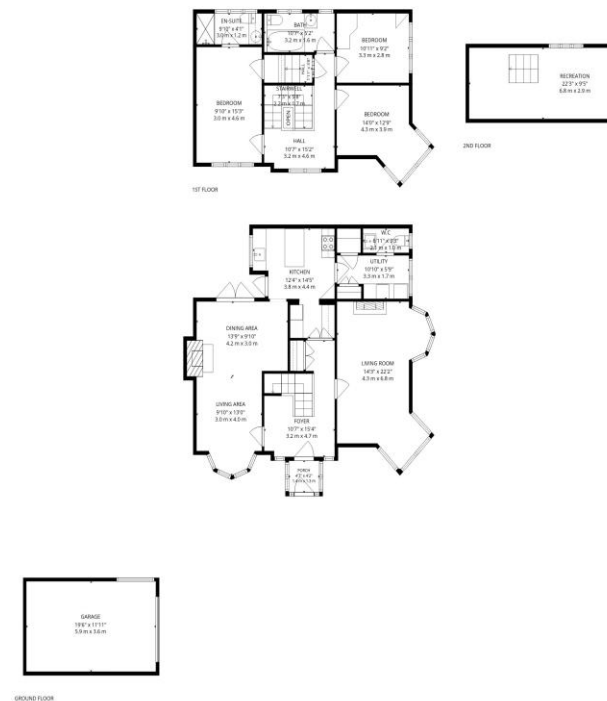
Mains water, drainage and electricity. Oil central heating. UPVC double glazed.

POSSESSION

Freehold. Vacant possession on completion of purchase. 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.







Total: 1654 sq. Ft, 153 m2

Ground Floor: 844 sq. Ft, 78 M2, 1st Floor: 601 sq. Ft, 56 M2, 2nd Floor: 209 sq. Ft, 19 m2
 Excluded Areas: Garage: 232 sq. Ft, 22 M2, Utility: 54 sq. Ft, 5 M2, Porch: 19 sq. Ft, 2 M2,
 Fireplace: 9 sq. Ft, 1 M2, Stairwell: 44 sq. Ft, 4 M2, Walls: 192 sq. Ft, 16 m2

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



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Since 1854



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