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Charnwood House, Bradda West Lane, Port Erin, IM9 6PW  
**Asking Price £1,275,000**

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Newly renovated throughout to high specification, this lovely detached house offers superb contemporary living enjoying fabulous outlook over Port Erin Bay and towards Calf of Man, Poolyvaish and Langness. Accommodation comprises large entrance hall, family room/office, cloakroom, lounge, quality dining kitchen, 4 bedrooms, 2 dressing areas, shower room and 2 en-suites. Outside is a large sweeping front driveway with turning area, large detached double garage and low maintenance gardens.



## LOCATION

Travelling through Port Erin along Station Road, bear right onto The Promenade and proceed up the hill, and past the entrance to Bradda Glen. Take the third left into Bradda West Lane and Charnwood House is along on the right hand side.

## PORCH

## ENTRANCE HALL

Superb light and airy, large entrance hall. Staircase leading to first floor. Storage cupboard.

## CLOAKROOM

W.C., wash hand basin in fitted unit, Xpelair.

## FAMILY ROOM/OFFICE

14' 6" x 11' 7" (4.42m x 3.53m)

Front aspect with fabulous outlook. Sliding patio doors leading onto:

## OUTSIDE TERRACE

Superb views across Port Erin Bay and towards Langness and Calf of Man.

## LOUNGE

22' 5" x 21' 6" (6.83m x 6.55m)

Large spacious room with sliding patio doors leading onto the outside terrace. Stunning panoramic views over Port Erin Bay and along the Southern coastline to the Calf of Man.

## DINING KITCHEN

32' 7" x 27' 6" (9.92m x 8.38m)

Impressive quality fitted kitchen with Miele appliances including double oven, integral full length fridge and freezer, wine cooler, induction hob, integral washer/dryer. Cupboard housing 2 x Alpha gas central heating boilers (ground floor & first floor). Door to rear garden. Patio doors to outside terrace with fabulous panoramic views. French doors to outside patio.

## FIRST FLOOR

## LANDING

Generous landing area. Built-in airing cupboard.

## BEDROOM 2

12' 11" x 12' 8" (3.93m x 3.86m)

Patio doors to outside (potential for balcony to enjoy the view!). Amazing outlook over Port Erin Bay and towards Calf of Man.

## DRESSING AREA

7' 5" x 5' 0" (2.26m x 1.52m)

Built-in double wardrobe.

## EN-SUITE SHOWER ROOM

10' 0" x 7' 5" (3.05m x 2.26m)

Large walk-in shower, w.c., wash hand basin in unit.

## BEDROOM 4

14' 2" x 11' 5" (4.31m x 3.48m)

Rear aspect. Built in wardrobe.

## BEDROOM 1

15' 8" x 12' 11" (4.77m x 3.93m)

Door to balcony, stunning sea and coastal views to the Calf of Man. Wall of built-in wardrobes.

## DRESSING AREA

6' 11" x 4' 10" (2.11m x 1.47m)

Fitted double wardrobe.

## EN-SUITE BATHROOM

Modern contemporary suite comprising bath with shower, w.c and wash hand basin. Far-reaching views along the coast to the Calf of Man.

## BEDROOM 3

15' 10" x 11' 5" (4.82m x 3.48m)

Fitted double wardrobe. Fabulous sea and coastal views.

## SHOWER ROOM

Contemporary suite comprising walk-in shower, w.c., wash hand basin.

## OUTSIDE

Impressive private sweeping driveway leading to large parking and turning area. To the front are tiered gardens with lawned areas, mature shrubs, trees and hedging with low maintenance landscaped garden to rear. South facing patio areas.

## **DETACHED DOUBLE GARAGE**

Large double detached garage. Up and over door. Light and power. Potential for further accommodation (subject to planning).

## **SERVICES**

Mains water, drainage and electricity. Newly installed uPVC double glazing throughout. Gas central heating. Newly installed Megaflo system.

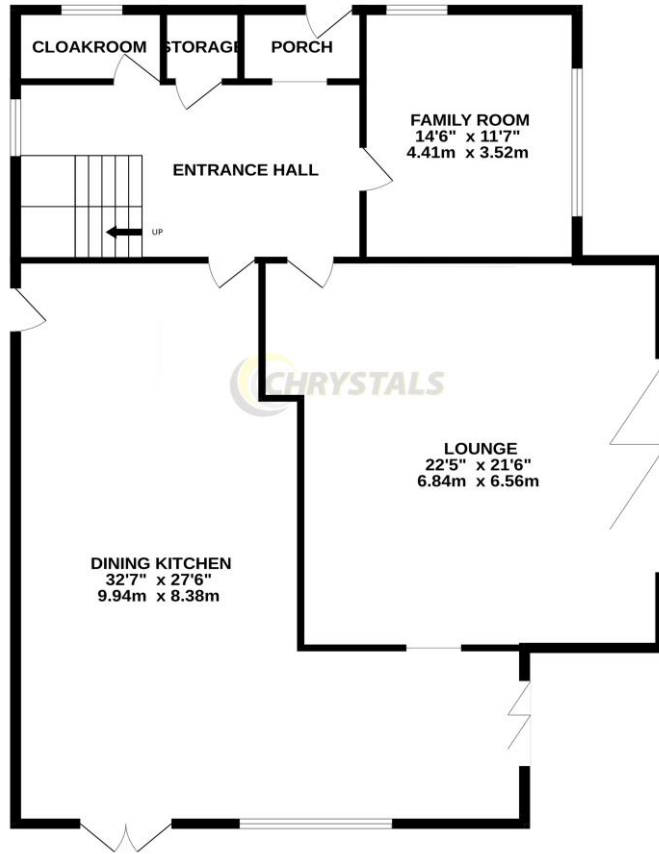
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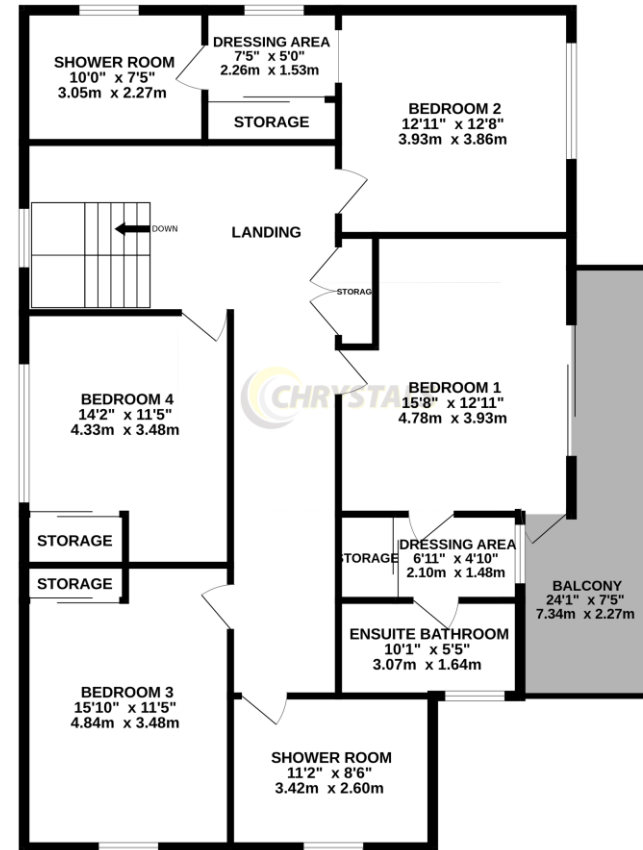




GROUND FLOOR  
1500 sq.ft. (139.4 sq.m.) approx.



1ST FLOOR  
1333 sq.ft. (123.9 sq.m.) approx.



Since 1854



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