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Emmagail Cottage, Qualtroughs Lane, Port Erin, IM9 6TP

Asking Price £595,000

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A substantial detached house, situated in a quiet location taking advantage of delightful views overlooking the golf course and towards Bradda Head. Accommodation comprises large welcoming entrance hall, lounge, sun room, dining room, newly fitted breakfast kitchen, pantry, utility room, 5 bedrooms, en-suite bathroom, shower room, cloakroom and integral double garage. Outside there is an impressive sized south/west facing rear garden and generous front driveway with turning area.



LOCATION

Travelling out of Port Erin along Station Road, take the first left onto Ballafesson Road. Continue ahead for approximately 1.5 miles and turn left into Qualtroughs Lane. Bear right and Emmagail Cottage can be found on the left hand side.

PORCH

Tiled floor. Glass door leading to:

ENTRANCE HALL

Impressive spacious hallway with staircase leading to first floor. Generous understairs storage area.

LOUNGE

19' 0" x 16' 3" (5.79m x 4.95m)

Generously proportioned room with dual aspect windows. Baxi working open grate fireplace. Sliding patio doors to:

SUN ROOM

15' 9" x 9' 5" (4.80m x 2.87m)

Tiled floor. French doors leading to garden. Lovely open views over rear garden and Rowany Golf Course towards Bradda Head.

BREAKFAST KITCHEN

12' 9" x 12' 0" (3.88m x 3.65m)

Large bright room with newly fitted kitchen comprising good range of contemporary style gloss white fronted wall and base units with contrasting wood worktops, white ceramic sink unit, electric cooker, cooker hood and Neff integral dishwasher. Door to:

DINING ROOM

12' 10" x 11' 10" (3.91m x 3.60m)

Featuring a large picture window which offers a fabulous view over the rear garden and lovely outlook across the golf course and towards Bradda Head.

UTILITY ROOM

9' 2" x 8' 5" (2.79m x 2.56m)

Plumbing for washing machine and space dryer. Worcester oil central heating boiler. Tiled floor. Door to:

INTEGRAL DOUBLE GARAGE

19' 11" x 19' 11" (6.07m x 6.07m)

Electric roll-over door (with remote control). Access side door. Loft access.

WALK-IN PANTRY

9' 3" x 6' 0" (2.82m x 1.83m)

Good sized with fitted shelving, space for large chest freezer and freestanding fridge/freezer. Tiled floor.

CLOAKROOM

W.C., wash hand basin in fitted unit with tiled top and storage.

BEDROOM 1

14' 10" x 12' 1" (4.52m x 3.68m)

Spacious room with a good range of fitted beech-fronted bedroom furniture with dressing table. Nice outlook overlooking the private rear garden with stunning views of the golf course and towards Bradda Head.

EN-SUITE BATHROOM

8' 9" x 8' 8" (2.66m x 2.64m)

Modern suite comprising white panelled bath, corner shower cubicle, had wash basin in unit, w.c.

FIRST FLOOR

GALLERY LANDING

Light and airy landing with good-sized walk-in cupboard and door to under-eaves storage area. Large airing cupboard housing hot water tank. Loft access.

BEDROOM 2

12' 7" x 12' 1" (3.83m x 3.68m)

Good range of fitted mirror fronted wardrobes. Picturesque far-reaching rural views.

BEDROOM 3

12' 7" x 7' 7" (3.83m x 2.31m)

2 x built-in wardrobes. Fabulous views over Rowany Golf Course towards Bradda Head and Port Erin Bay headland.

SHOWER ROOM

10' 5" x 5' 10" (3.17m x 1.78m)

Modern suite comprising w.c., round wash hand basin in vanity unit, corner shower cubicle, chrome ladder style heated towel rail. Fully tiled walls and tiled floor. Spotlights.

BEDROOM 5

7' 7" x 5' 11" (2.31m x 1.80m)

Lovely views to surrounding hills and Bradda Head.

BEDROOM 4

2 x large double built-in wardrobes. Fitted bedroom furniture. Spectacular open views across the golf course towards Bradda Head and the headland.

OUTSIDE

Attractive extra large private south/west facing lawned rear garden with well stocked borders, fruit trees and bushes. Greenhouse. Double gated entrance to front with generous block paved driveway and turning area. Side access gates to both sides of the property.

SERVICES

Mains water, drainage and electricity. Oil central heating. uPVC double glazing.

POSSESSION

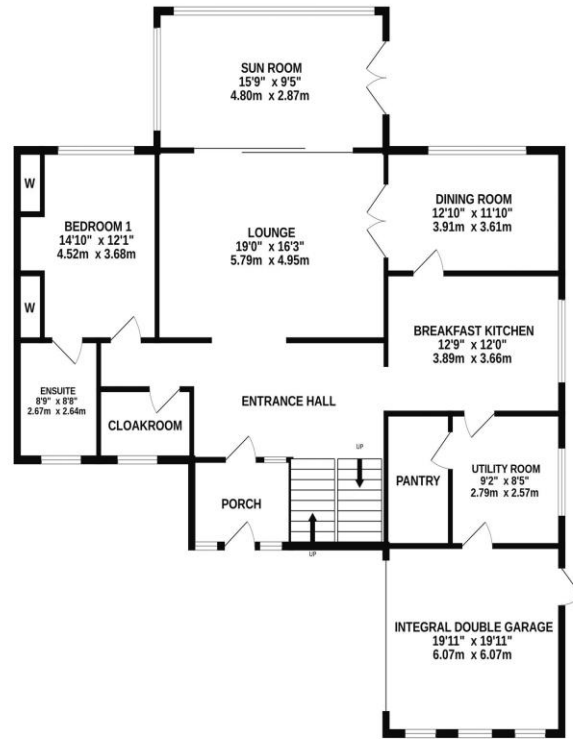
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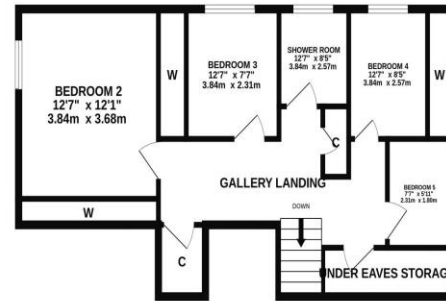




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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