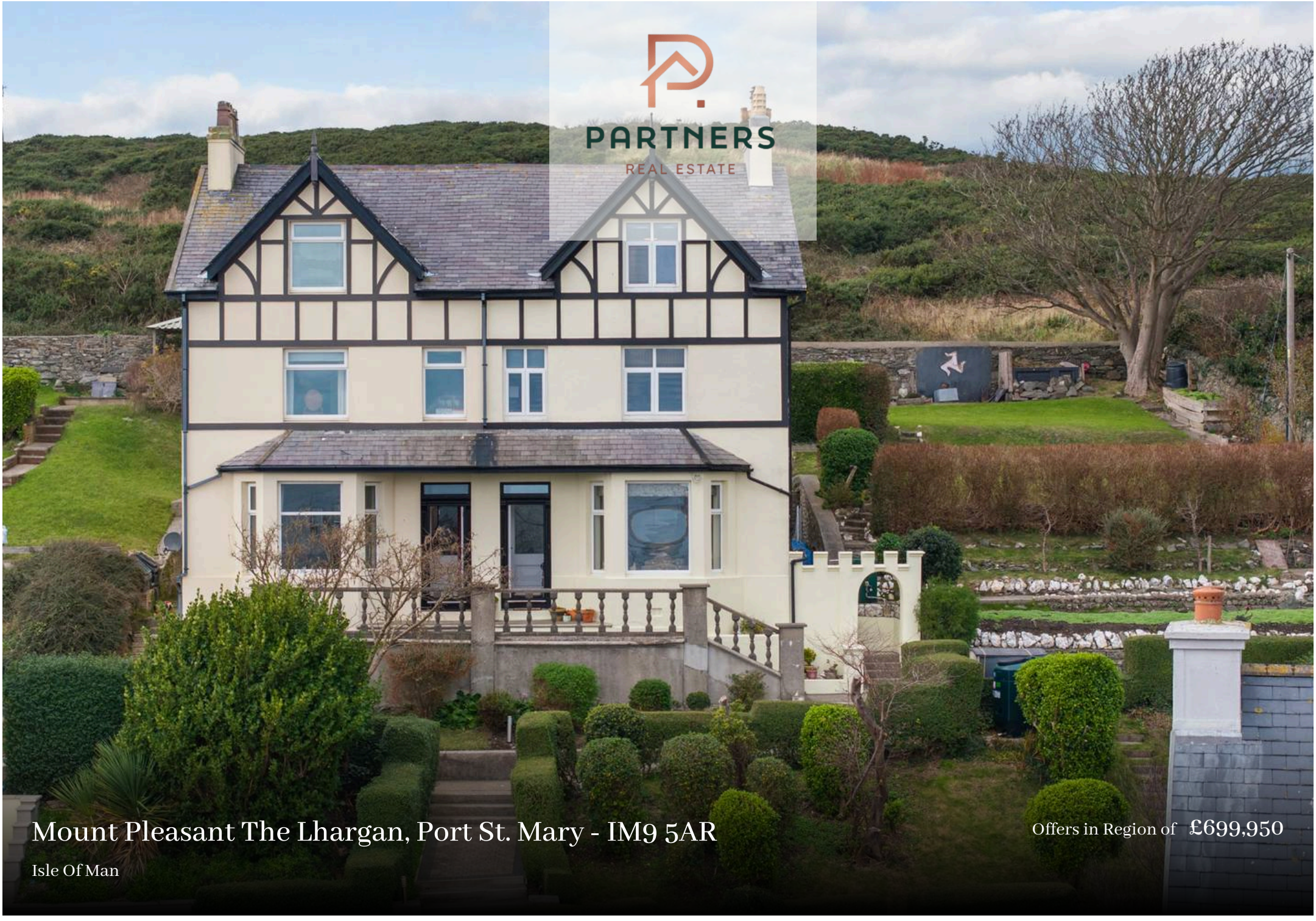


Mount Pleasant The Lhargan, Port St. Mary - IM9 5AR

Isle Of Man

Offers in Region of £699,950



Mount Pleasant The Lhargan

Port St. Mary, Isle Of Man

- Distinctive detached home in an elevated Port St Mary setting
- Far-reaching views across the village, harbour and out to sea
- Five bedrooms, including a versatile bedroom/study
- Flexible family accommodation arranged over three floors
- Bay-fronted living room with a wood-burning stove
- Separate dining room with a stove
- Fitted kitchen, separate utility room and ground-floor WC
- First-floor bathroom with separate shower and second-floor shower room
- Established terraced gardens with lawns, mature planting and seating areas
- Approximately 1,714 sq ft shown on the floor plan, excluding porch and utility









Mount Pleasant The Lhargan

Port St. Mary, Isle Of Man

Elevated above Port St Mary with far-reaching views across the village, harbour and out to sea, The Lhargan is a distinctive detached home with character, generous gardens and flexible accommodation over three floors. Its striking gabled frontage and bay window give the property an appealing presence, while the outlook is a feature enjoyed from several rooms.

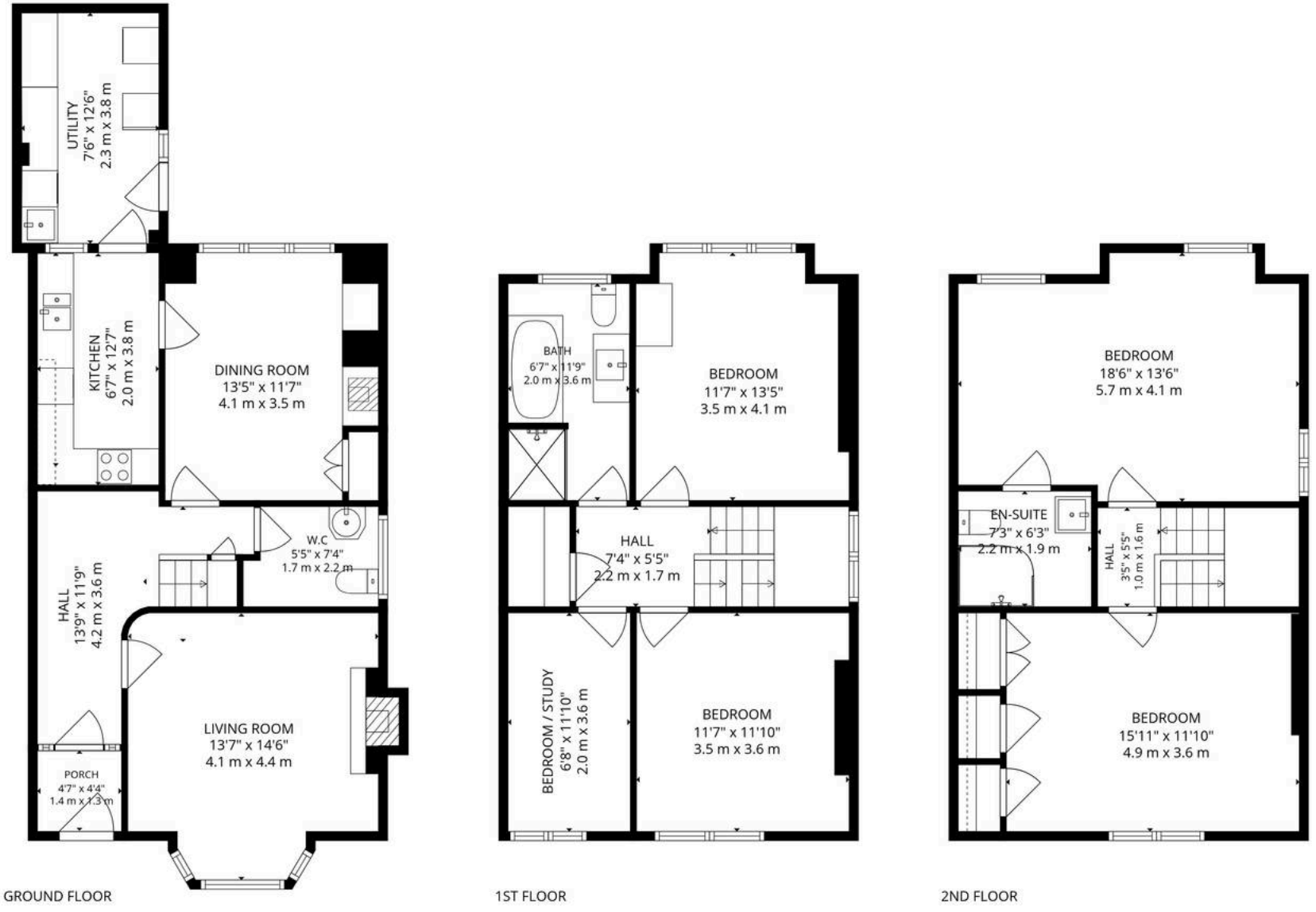
An entrance porch opens into the hallway, leading to two separate reception rooms. The bay-fronted living room makes the most of the coastal views and has a wood-burning stove as its focal point. A separate dining room, also with a stove, provides space for family meals and entertaining. The fitted kitchen sits alongside, with a separate utility room and ground-floor WC adding everyday practicality.

The first floor provides two bedrooms, a further bedroom currently arranged as a study, and a bathroom with both a bath and separate shower. On the second floor are two further bedrooms and a shower room, offering useful flexibility for family, guests or working from home. The upper rooms combine generous proportions with views towards the coast and surrounding countryside.

Outside, the gardens are arranged over terraces with lawns, established planting and seating areas. The raised front terrace offers a particularly inviting place to sit and take in the sea views, while the gardens to the side and rear provide further space to enjoy the setting.

With approximately 1,714 sq ft of accommodation shown on the floor plan, excluding the porch and utility, this is a home with space to adapt to changing family needs. Its Mount Pleasant position brings together an elevated outlook and a Port St Mary village setting. Viewing is recommended to appreciate the accommodation, gardens and views.





Total: 1714 sq. Ft, 159 m2

Ground Floor: 584 sq. Ft, 54 M2, 1st Floor: 565 sq. Ft, 52 M2, 2nd Floor: 565 sq. Ft, 53 m2
Excluded Areas: Porch: 20 sq. Ft, 2 M2, Utility: 94 sq. Ft, 9 M2, Fireplace: 3 sq. Ft, 0 M2,
Walls: 147 sq. Ft, 12 m2

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



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