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Mull House, Baymount, Port Erin, IM9 6JQ
Asking Price £2,895,000

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A substantial and beautifully positioned split-level residence, occupying an elevated plot of approximately 4 acres and enjoying fine panoramic views across Port Erin Bay towards Bradda Head. The property has been considerably enhanced and refurbished in recent years, creating an impressive and versatile family home. The accommodation extends over three levels, with the first and second floors presented in excellent order. Improvements include a large master suite created within the former roof space, extensions to both the kitchen and master bedroom suite with veranda, providing an exceptional vantage point from which to enjoy the surrounding landscape and coastal views. The elevated grounds extend to approximately four acres and are laid principally to grass, offering an abundance of space and considerable privacy. To the rear of the house is a detached recreation building with swimming pool and gym room.



LOCATION

From Station Road travel south onto the Strand Road and continue onto St Georges Crescent. At the junction with Ballafurt Road turn left and the entrance driveway to the property can be located a short distance on the left hand side.

SCREENED PORCH

21' 0" x 6' 3" (6.4m x 1.9m)

RECREATION ROOM

21' 0" x 25' 3" (6.4m x 7.7m)

PLANT/BOILER ROOM

8' 2" x 14' 5" (2.5m x 4.4m)

SCREENED PORCH

12' 6" x 14' 1" (3.8m x 4.3m)

INTEGRATED DOUBLE GARAGE

27' 3" x 23' 4" (8.3m x 7.1m)

BEDROOM

12' 6" x 14' 1" (3.8m x 4.3m)

JACK & JILL BATHROOM

8' 6" x 14' 1" (2.6m x 4.3m)

BEDROOM

10' 6" x 6' 11" (3.2m x 2.1m)

REAR HALL

33' 10" x 14' 1" (10.3m x 4.3m) Max

FIRST FLOOR

LIVING ROOM

19' 0" x 21' 8" (5.8m x 6.6m)

SITTING AREA

29' 6" x 12' 10" (9.0m x 3.9m)

SNUG

10' 10" x 15' 1" (3.3m x 4.6m)

DINING AREA

18' 4" x 15' 1" (5.6m x 4.6m)

KITCHEN

10' 10" x 14' 5" (3.3m x 4.4m)

ADDITIONAL KITCHEN AREA

17' 9" x 10' 10" (5.4m x 3.3m)

UTILITY ROOM

11' 10" x 14' 1" (3.6m x 4.3m)

BEDROOM

16' 1" x 9' 6" (4.9m x 2.9m)

BEDROOM

15' 9" x 13' 9" (4.8m x 4.2m)

FAMILY BATHROOM

9' 2" x 10' 10" (2.8m x 3.3m)

ENSUITE

12' 6" x 5' 3" (3.8m x 1.6m)

SITTING AREA

8' 6" x 10' 10" (2.6m x 3.3m)

BATHROOM

12' 6" x 5' 7" (3.8m x 1.7m)

OFFICE

26' 7" x 15' 1" (8.1m x 4.6m)

SECOND FLOOR

MASTER SUITE BEDROOM

30' 2" x 31' 6" (9.2m x 9.6m)

HIS AND HERS WALK IN CLOSETS

ENSUITE

14' 1" x 14' 1" (4.3m x 4.3m)

EAVES STORAGE

23' 7" x 4' 7" (7.2m x 1.4m)

STORE ROOM

7' 7" x 7' 3" (2.3m x 2.2m)

OUTSIDE

Accessed via a driveway leading up to the main house. There is extensive parking areas for multiple vehicles and a separate access via Bay Mount. The grounds in total are approx. 4 acres and are mainly laid in lawn. There are several paved patio areas, perfect for entertaining and enjoying the sea views.

RECREATION BUILDING

Comprising Swimming Pool, Gym, Changing Room, Bathroom and Plant Room.

SERVICES

Mains water, electricity and drainage. It is a bi-valent air source heat pump and oil fired boiler.

VIEWING

Strictly by appointment through the Agents, Chrystals. Please let us know if you are unable to keep your appointment.

POSSESSION

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.

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