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Well Cottage, Howe Road, Port St Mary, IM9 5PR
Asking Price £400,000

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A charming, detached cottage, tucked away in a quiet, elevated, semi-rural location, with stunning rural and coastal views. Accommodation comprises lounge, dining room, kitchen, 3 bedrooms and bathroom. Outside is a pretty cottage garden.



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 and travel up the hill. Go past the turning to Glen Chass, then take the next small turning on the left into the driveway, go past Armadale and Well Cottage can be found at the end of the driveway.

PORCH

4' 6" x 4' 0" (1.37m x 1.22m)

LOUNGE

12' 10" x 12' 8" (3.91m x 3.86m)

Front aspect, sea views. Traditional fire place.

DINING ROOM

12' 1" x 12' 8" (3.68m x 3.86m)

Front aspect, sea views.

KITCHEN

14' 2" x 10' 4" (4.31m x 3.15m)

Newly fitted kitchen. Rear door to outside.

FIRST FLOOR

LANDING

BATHROOM

8' 3" x 10' 4" (2.51m x 3.15m)

Newly fitted, bath, shower, wash hand basin, w.c.

BEDROOM 1

10' 9" x 12' 9" (3.27m x 3.88m)

Sea views.

BEDROOM 3

8' 9" x 9' 7" (2.66m x 2.92m)

Single bedroom. Sea views.

BEDROOM 2

10' 9" x 12' 9" (3.27m x 3.88m)

Sea views.

OUTSIDE

Approached via driveway of adjacent property. Right of way over driveway for Well Cottage. Cottage garden.

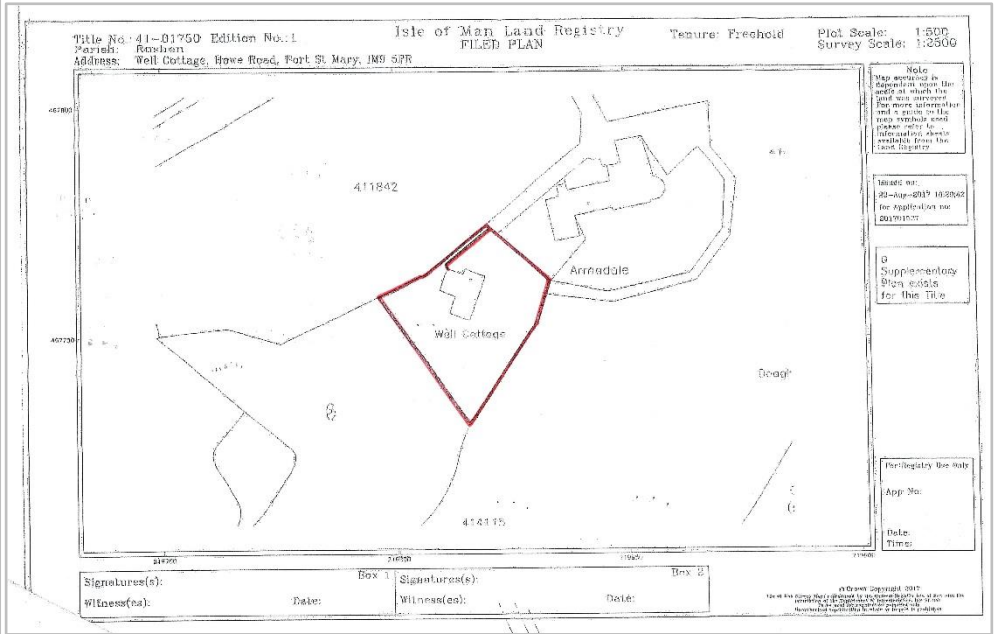
SERVICES

Mains water, drainage and electricity. Oil central heating.

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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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

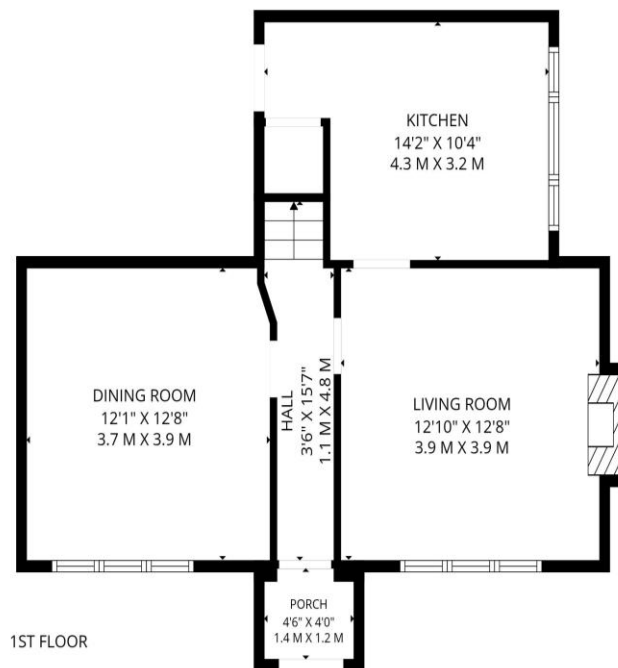
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2ND FLOOR



1ST FLOOR

TOTAL: 578 sq. ft, 54 m2

1st floor: 351 sq. ft, 33 m2, 2nd floor: 227 sq. ft, 21 m2

EXCLUDED AREAS: PORCH: 18 sq. ft, 2 m2, LIVING ROOM: 166 sq. ft, 15 m2, FIREPLACE: 7 sq. ft, 1 m2, BEDROOM: 210 sq. ft, 19 m2, HALL: 77 sq. ft, 7 m2, WALLS: 106 sq. ft, 11 m2

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



Since 1854

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