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The Gate House, Castletown Road, Port St Mary, IM9 5LT

Asking price £379,000

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This charming Manx stone cottage, located next to the historic steam railway line, offers lovely countryside views yet is conveniently situated for the amenities of Port Erin and Port St Mary. The accommodation comprises lounge, kitchen, 2 double bedrooms and bathroom. Outside is a large rear garden, laid to lawn, and a gated gravelled parking area. Potential for further development subject to planning. No onward chain.



LOCATION

Travelling out of Port Erin along Station Road, go straight ahead at the Four Roads roundabout. Proceed along and The Gate House can be found on the right hand side just before the railway crossing.

ENTRANCE HALLWAY

4' 9" x 13' 9" (1.45m x 4.19m)

LOUNGE

10' 2" x 11' 1" (3.10m x 3.38m)

Front aspect.

KITCHEN

12' 6" x 9' 8" (3.81m x 2.94m)

Door to garden.

BEDROOM 1

10' 1" x 11' 6" (3.07m x 3.50m)

Front aspect.

BEDROOM 2

10' 1" x 12' 0" (3.07m x 3.65m)

Rear aspect.

BATHROOM

8' 4" x 8' 2" (2.54m x 2.49m)

OUTSIDE

To the rear is a generous lawned garden, with stunning countryside views and overlooking the Steam Railway lines. Stone store. To the front is a gated gravelled area for parking.

SERVICES

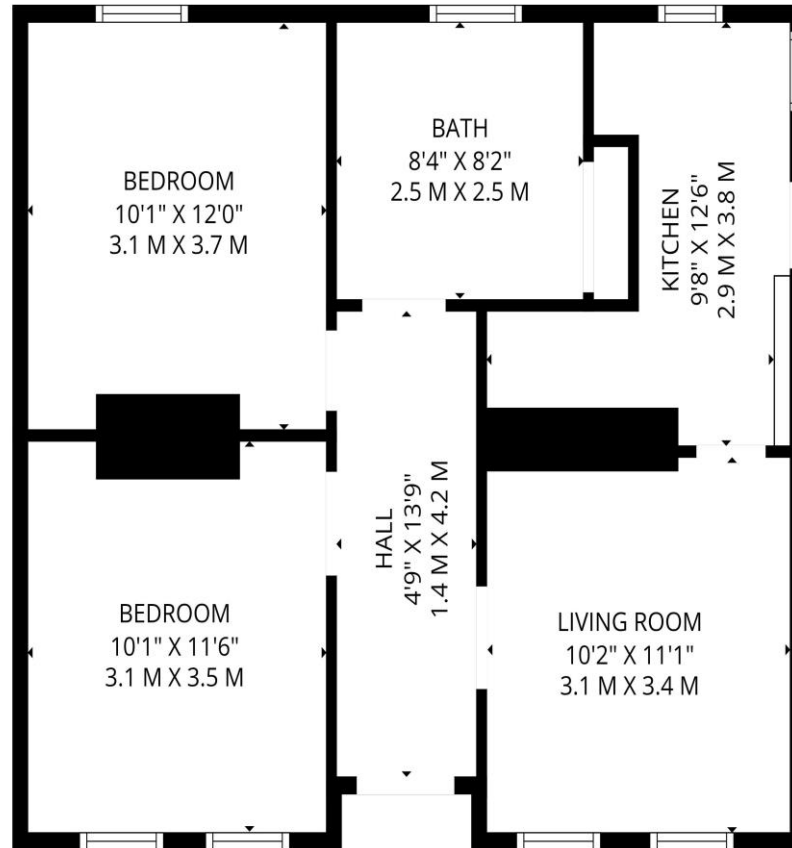
Mains water, drainage and electricity. Gas central heating (tank). Double glazing. Private drainage (septic tank at bottom of garden). Fibre installed.

POSSESSION

Freehold. Vacant possession on completion. No onward chain. 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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.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 ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.







TOTAL: 605 sq. ft, 56 m2
 1st floor: 605 sq. ft, 56 m2
 EXCLUDED AREAS: WALLS: 52 sq. ft, 5 m2



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

Since 1854



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