



**SUITABLE FOR CASH BUYERS.** Detached Manx stone cottage in secluded and peaceful location, yet within walking distance to all village amenities including the popular Breagle Glen and picturesque seafront with it's wonderful sandy beach. The accommodation includes entrance conservatory, cosy lounge and kitchen to the ground floor. Upstairs there are 2 bedrooms and good sized bathroom. From the landing area there is excellent potential to create a further bedroom subject to planning permission. There is a courtyard area to the front of the property and a small garden to the rear with roof terrace to enjoy the super sea and coastal views. No onward chain. Requires modernisation throughout.



## LOCATION

Travelling through Port Erin along Station Road turn left into Strand Road, then left again into St Georges Crescent. Turn left at the junction and continue ahead to the top of Ballafurt Road, passing St Mary's Road on the left hand side. The entrance to Myrtle Cottage can be found ahead by the parking area. Gate leads to Myrtle Cottage and another property.

## ENTRANCE CONSERVATORY

8' 3" x 8' 6" (2.525m x 2.586m)

Built-in shelving. Door to:

## LOUNGE

14' 10" x 10' 7" (4.525m x 3.238m)

Attractive feature stone wall. Slate fireplace set on raised hearth with open grate fire, slate mantle. (Back boiler, can be used instead of central heating). Parquet flooring. Beamed ceiling. Triple aspect. A super open staircase leads to first floor.

## KITCHEN

6' 7" x 13' 11" (2.014m x 4.242m)

Range of white wall and base units with contrasting tile worktops incorporating stainless steel sink unit, gas cooker, point for fridge, plumbed for dishwasher, spotlights, tiled splashbacks, feature tongue and groove shelving and additional tongue and groove base unit with solid wood worktop. Stable door to outside.

## OPEN REAR PORCH

## FIRST FLOOR

### LANDING

Velux roof light. Loft access. Excellent potential to create a further bedroom subject to planning permission. Steps down to bathroom.

### BEDROOM 1

11' 5" x 10' 9" (3.485m x 3.284m)

Beamed ceiling. Fitted wardrobe (housing hot water tank). Storage cupboard.

### BEDROOM 2

10' 10" x 7' 2" (3.294m x 2.180m)

Velux roof light. Super sea views. Storage (with hanging space), high vaulted storage area.

### BATHROOM

12' 6" x 5' 7" (3.804m x 1.714m)

Original Heritage suite comprising cast iron bath shower over, wash hand basin, w.c., half tiled walls, airing cupboard.

### OUTSIDE

Shared front pathway with neighbouring property. Front courtyard area. Side path leads to roof terrace and small rear garden enjoying excellent sea views, and distant views towards Bay Ny Carrickey and Bradda Head.

### BOILER HOUSE

Oil central heating boiler.

### STORE

Plumbed for washing machine. Space for tumble dryer.

## SERVICES

Mains water, drainage and electricity. Oil central heating. Separate immersion heating system. UPVC double glazing.

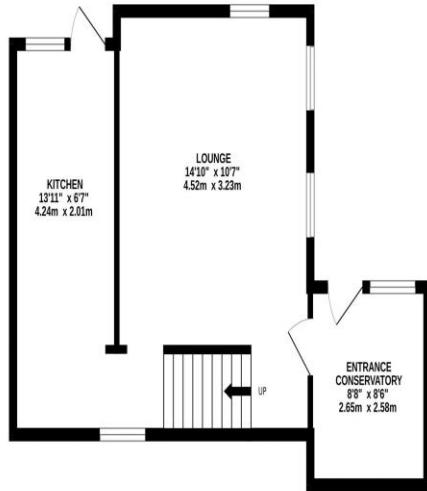
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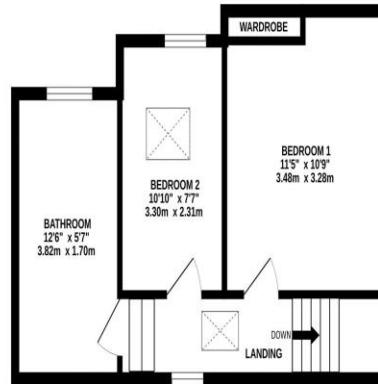




GROUND FLOOR



1ST FLOOR



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Since 1854

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