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Carrick Bay House, Clifton Road, Port St Mary, IM9 5EL
Asking Price £1,350,000

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Detached coastal residence with spectacular uninterrupted sea views, located in a quiet, highly sought-after location close to the picturesque harbour of Port St Mary. Convenient for the golf course and all village amenities. Lovely coastal and countryside walks nearby. The property comprises living room, sun room, dining room, breakfast kitchen, pantry, bar, utility room, store room, wine store, 4 bedrooms (2 with balconies, 3 with en-suite shower rooms), bathroom and integral double garage. Outside is a walled and fenced front garden, with lawned area and paved terrace. Paved driveway. Side access. To the rear is a further garden with lawned area and patio. Oil tank.



LOCATION

Travelling out of Port Erin along Station Road, turn right at Four Roads roundabout towards Port St Mary, proceed through the one way system along Park Road and take the 2nd turn on the left hand side into Queens Road. Proceed straight ahead towards the sea and at the junction turn right into Clifton Road. Follow the road along and Carrick Bay House can be found on the right hand side of the road.

PORCH

9' 7" x 5' 8" (2.92m x 1.73m)

ENTRANCE HALLWAY

17' 5" x 13' 5" (5.30m x 4.09m)

Elegant, spacious hallway.

LIVING ROOM

17' 1" x 14' 1" (5.20m x 4.29m)

Lovely views out to sea.

SUN ROOM

14' 1" x 14' 0" (4.29m x 4.26m)

Patio doors leading to pretty raised terrace area. Fabulous views over the garden and out to sea.

INNER HALLWAY

BEDROOM 4/OFFICE

16' 2" x 10' 0" (4.92m x 3.05m)

BEDROOM 3

15' 11" x 15' 5" (4.85m x 4.70m)

EN-SUITE SHOWER ROOM

6' 6" x 6' 2" (1.98m x 1.88m)

INNER HALL

Staircase leading to first floor.

BATHROOM

10' 1" x 8' 10" (3.07m x 2.69m)

INNER HALL

DINING ROOM

17' 1" x 14' 1" (5.20m x 4.29m)

Stunning coastal and sea views.

BREAKFAST KITCHEN

15' 5" x 13' 7" (4.70m x 4.14m)

BAR/BREAKFAST BAR

11' 11" x 9' 10" (3.63m x 2.99m)

Charming coastal and sea views.

REAR PORCH

PANTRY

9' 0" x 7' 9" (2.74m x 2.36m)

UTILITY ROOM

9' 0" x 8' 10" (2.74m x 2.69m)

STORE ROOM

19' 11" x 8' 0" (6.07m x 2.44m)

INTEGRAL DOUBLE GARAGE

20' 8" x 12' 1" (6.29m x 3.68m)

WINE STORE

FIRST FLOOR

LANDING

BEDROOM 1

14' 1" x 13' 7" (4.29m x 4.14m)

Sliding patio doors to:

BALCONY

Open balcony with glass balustrade, offering superb panoramic sea and coastal views.

EN-SUITE BATHROOM

9' 5" x 7' 10" (2.87m x 2.39m)

BEDROOM 2

14' 1" x 13' 5" (4.29m x 4.09m)

Sliding patio doors to:

BALCONY

Lovely balcony with glass balustrade, offering stunning views over the headland and coast, and out to sea.

EN-SUITE BATHROOM

9' 5" x 9' 4" (2.87m x 2.84m)

OUTSIDE

Pretty walled and fenced front garden, with lawned area, flower beds and 2 paved terraces with fantastic open views out to sea. Paved driveway. Side access. To the rear is a further garden with lawned area and paved patio. Oil tank.

SERVICES

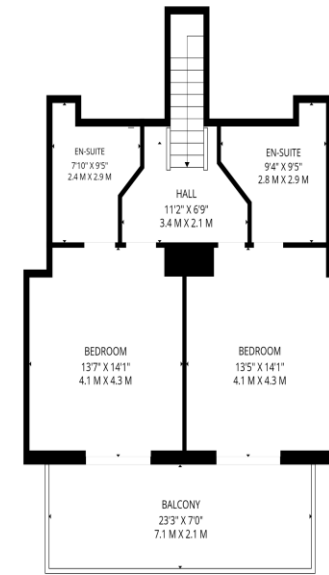
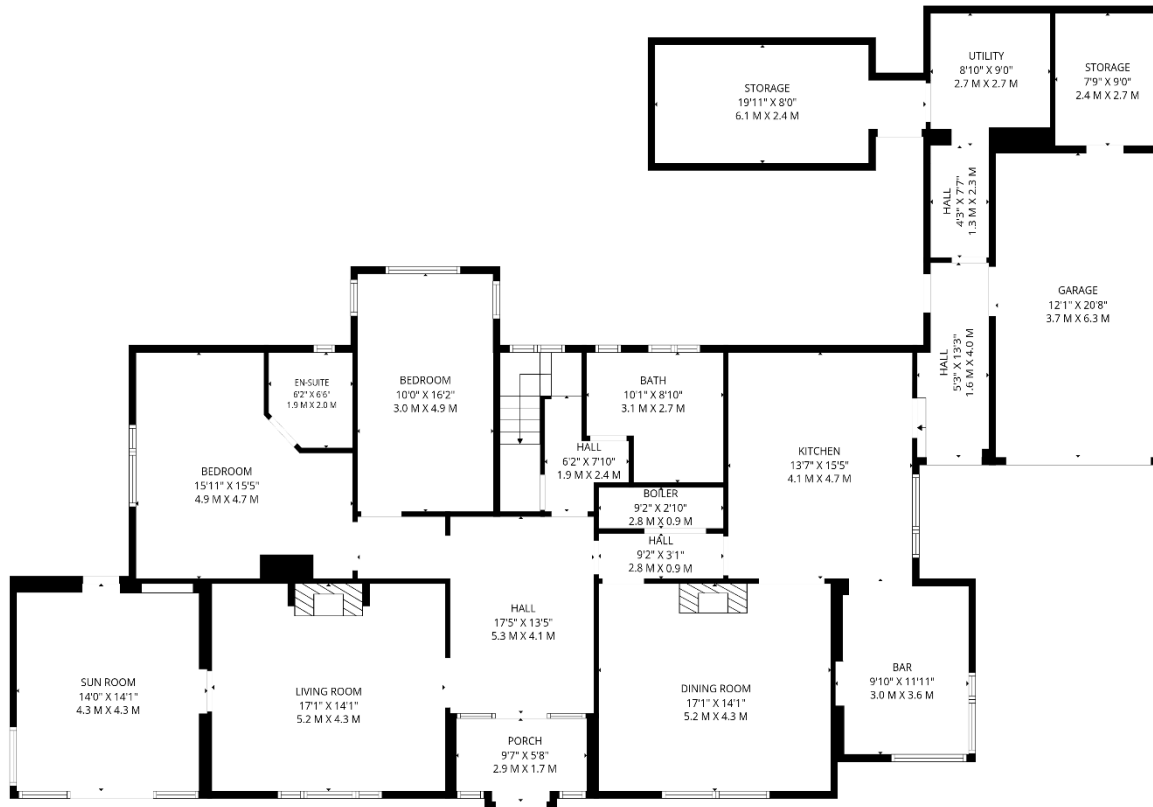
Mains water, drainage and electricity. Oil central heating. uPVC double glazing.

POSSESSION

Freehold. Vacant possession on completion. 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: 2448 sq. ft, 228 m2
 1st floor: 1932 sq. ft, 180 m2, 2nd floor: 516 sq. ft, 48 m2

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 EXCLUDED AREAS: GARAGE: 250 sq. ft, 23 m2, STORAGE: 214 sq. ft, 20 m2, BOILER: 26 sq. ft, 2 m2,
 UTILITY: 80 sq. ft, 7 m2, PORCH: 56 sq. ft, 5 m2, LOW CEILING: 84 sq. ft, 8 m2,
 BALCONY: 163 sq. ft, 15 m2, WALLS: 245 sq. ft, 23 m2

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



Since 1854



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