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Carrick Bay House, Clifton Road, Port St Mary, IM9 5EL

Asking Price £1,200,000

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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 terraces. 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.

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TOTAL: 2448 sq. ft, 228 m2

1st floor: 1932 sq. ft, 180 m2, 2nd floor: 516 sq. ft, 48 m2
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

RICS

DOUGLAS
31 Victoria Street
Douglas IM1 2SE
T. 01624 623778
E. douglas@chrystals.co.im

PORT ERIN
23 Station Road
Port Erin IM9 6RA
T. 01624 833903
E. porterin@chrystals.co.im

COMMERCIAL
Douglas Office: 01624 625100, commercial@chrystals.co.im

RENTALS
Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S, MA (Cantab), Dip Surv Prac.
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