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Rhenwyllan House, Beach Road, Port St Mary, IM9 5NG

Asking Price £675,000

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Impressive detached house, newly refurbished, enjoying superb views across open fields and towards the sea. Accommodation comprises boot room, cloakroom, lounge/dining, snug/office, kitchen, 5 bedrooms, sun room, bathroom and shower room. Outside is a good sized private lawned garden with excellent outlook! Driveway and large workshop. Viewing highly recommended to appreciate this lovely home!







LOCATION

Travelling out of Port Erin on Station Road, turn right at the Four Roads roundabout and continue along towards Port St Mary. Take the first left turn into Beach Road and proceed straight ahead. Rhenwyllan House is the next to last house on the right hand side.

HALL

Staircase to first floor.

ENTRANCE BOOT ROOM

9' 11'' x 6' 6'' (3.02m x 1.98m)

Good sized room with a range of built-in cupboards, plumbing for washing machine and space for dryer.

CLOAKROOM

Modern suite comprising w.c. and wash hand basin in fitted unit.

SNUG/OFFICE/BEDROOM

14' 0'' x 8' 5'' (4.26m x 2.56m)

Spacious versatile room.

LOUNGE/DINING

27' 11'' x 14' 1'' (8.5m x 4.3m)

Superb light and airy room with impressive Manx stone fireplace with multi-fuel burner and fitted recess cupboards to side. Door to rear garden. Window seat in lounge. Fitted cupboards with solid oak tops in dining.

BREAKFAST KITCHEN

17' 0'' x 12' 3'' (5.18m x 3.73m)

Contemporary quality kitchen with island unit, double oven, electric hob, dishwasher, integral fridge/freezer, larder cupboard. Double patio doors to garden.

FIRST FLOOR

LANDING

Staircase to second floor.

BATHROOM

12' 10'' x 9' 1'' (3.91m x 2.77m)

Generous sized bathroom comprising corner bath with shower over, wash hand basin in fitted unit, w.c.. Large built-in cupboards. Chrome ladder style heated towel rail. Tiled floor.

BEDROOM 1

18' 10'' x 13' 11'' (5.74m x 4.24m)

Window seats to enjoy the lovely outlook across open fields and towards the sea. Door to:

SUN ROOM

12' 5'' x 5' 5'' (3.78m x 1.65m)

Newly constructed fabulous room with panoramic views towards Gansey.

BEDROOM 2

13' 6'' x 11' 4'' (4.11m x 3.45m)

Garden and rural views. Built-in wardrobes

BEDROOM 3

11' 7'' x 8' 8'' (3.53m x 2.64m)

Super sea views. Built-in wardrobes.

SECOND FLOOR

LANDING

Velux.

BEDROOM 4

24' 5'' x 10' 6'' (7.44m x 3.20m)

Large double bedroom with excellent sea and rural views.

SHOWER ROOM

12' 0'' x 6' 0'' (3.65m x 1.83m)

Shower, wash hand basin in fitted unit, w.c., Velux.

BEDROOM 5

24' 5'' x 11' 4'' (7.44m x 3.45m)

Large double bedroom with excellent sea and rural views.

OUTSIDE

Good sized lawned garden and patio enjoying super outlook across open fields and panoramic sea views. Driveway to side fits 3 cars.

WORKSHOP

Large workshops with light and power. Gas central heating boiler.

SERVICES

Mains water, drainage and electricity. Gas central heating. uPVC double glazing. Fibre ready. Newly renovated throughout including: - New carpets - New parquet style LVT flooring downstairs. - New kitchen with larder, full length island and large pan drawers - Attic room with new suite - Cloakroom with new suite - New uPvc front & back door - New insulated workshop with composite cladding - Plumbing for washing /dryer has been added to the boot room - Exterior was painted in 2025 (except roadside)

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 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.

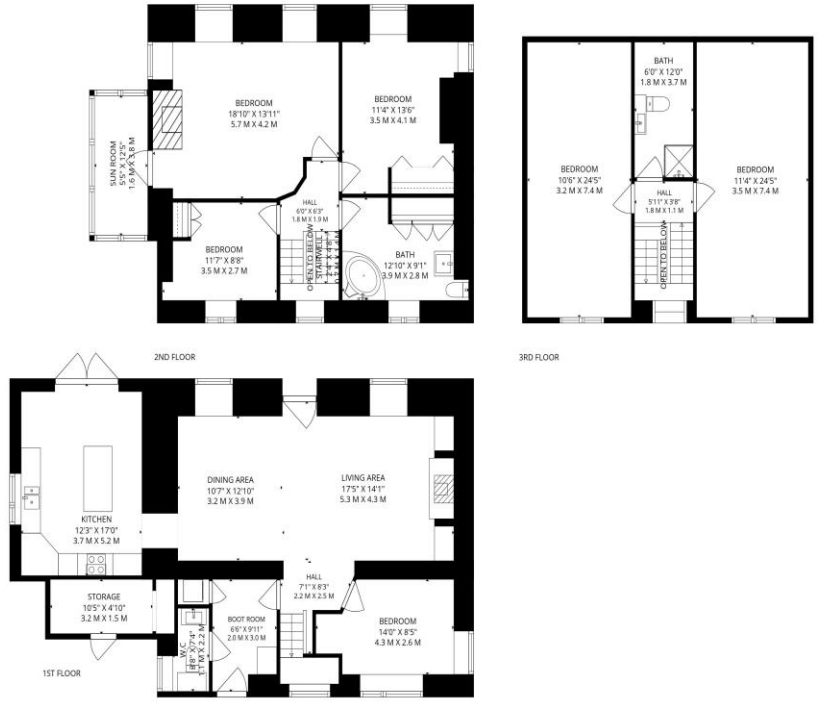












Total: 2259 sq. Ft, 209 m2

1st Floor: 994 sq. Ft, 92 M2, 2nd Floor: 788 sq. Ft, 73 M2, 3rd Floor: 477 sq. Ft, 44 m2
Excluded Areas: Storage: 50 sq. Ft, 5 M2, Stairwell: 15 sq. Ft, 1 M2, Low Ceiling: 205 sq. Ft, 20 M2,
Open To Below: 6 sq. Ft, 1 M2, Walls: 446 sq. Ft, 40 m2

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

Since 1854

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