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Erin House, Athol Park, Port Erin, IM9 6EX
Asking Price £399,000

A substantial detached house situated in the heart of Port Erin, close to the beach and shops. In need of total refurbishment or planning in principle has previously been permitted for apartments in replacement of the building. Accommodation comprises 18 bedrooms, 6 reception rooms, 2 store rooms, 4 bathrooms, 3 w.c.'s and 2 kitchens. Pleasant distant sea views and towards Bradda Head. Outside is good sized parking area and walled garden. The property is offered with no onward chain.



UPPER GROUND FLOOR

VESTIBULE

Door to:

ENTRANCE HALL

Staircase leading to first floor and lower ground floor.

RECEPTION ROOM 3 $18' 5'' \times 16' 3''$ (5.61m x 4.95m)

Fireplace with wooden mantel and surround. Period skirting boards, picture rail and coving.

BEDROOM 5 $14' 5'' \times 13' 7''$ (4.39m x 4.14m)

RECEPTION ROOM 4 $18' 2'' \times 14' 9''$ (5.53m x 4.49m)

Large square bay window. Period coving.

BATHROOM

Suite comprising panelled bath with shower attachment, wash hand basin and w.c.

BEDROOM 6 $9' 11'' \times 7' 7''$ (3.02m x 2.31m)

BEDROOM 7 $9' 11'' \times 7' 7''$ (3.02m x 2.31m)

BEDROOM 8 $9' 10'' \times 7' 0''$ (2.99m x 2.13m)

BEDROOM 9 $9' 11'' \times 7' 9''$ (3.02m x 2.36m)

SEPARATE W.C.

W.C.

BREAKFAST KITCHEN $15' 3'' \times 9' 11''$ (4.64m x 3.02m)

Range of wall and base units with worktops incorporating stainless steel double sink unit,

LOWER GROUND FLOOR

HALL

Door to rear hall. Access to rear.

RECEPTION ROOM 1 $17' 11'' \times 11' 10''$ (5.46m x 3.60m)

Large bay window.

BEDROOM 4 $13' 2'' \times 9' 8''$ (4.01m x 2.94m)

KITCHEN AREA $11' 8'' \times 7' 2''$ (3.55m x 2.18m)

Wall and base units, four ring gas hob, oven/grill. Opening to vestibule area under external steps with private entrance.

RECEPTION ROOM 2 $18' 2'' \times 14' 9''$ (5.53m x 4.49m)

Built-in storage units. Opening to:

FORMER KITCHEN $21' 6'' \times 15' 0''$ (6.55m x 4.57m)

Previously used as kitchen for 'care home'. Store. Emersion tank. Side entrance with access to the rear.

BATHROOM

W.C., wash hand basin. Artisan combi gas central heating boiler.

STORE ROOM $9' 7'' \times 8' 1''$ (2.92m x 2.46m)

Former utility room.

BEDROOM 1 $9' 7'' \times 7' 7''$ (2.92m x 2.31m)

BEDROOM 2 $9' 7'' \times 8' 2''$ (2.92m x 2.49m)

BEDROOM 3 $9' 9'' \times 9' 7''$ (2.97m x 2.92m)

FIRST FLOOR

LANDING

Door to rear hall.

RECEPTION ROOM 5 $18' 2'' \times 16' 4''$ (5.53m x 4.97m)

Large bay window. Pleasant distant sea views and towards Bradda Head.

STORE ROOM 9' 1" x 7' 2" (2.77m x 2.18m)

BEDROOM 10 14' 0" x 11' 6" (4.26m x 3.50m)

BEDROOM 11 18' 9" x 8' 8" (5.71m x 2.64m)

BEDROOM 12 20' 4" x 8' 2" (6.19m x 2.49m)

BATHROOM

Suite comprising panelled bath, w.c., wash hand basin.

BEDROOM 13 15' 7" x 9' 11" (4.75m x 3.02m)

BEDROOM 14 16' 2" x 9' 3" (4.92m x 2.82m)

STORE ROOM

SEPARATE W.C.

W.C.

SECOND FLOOR

LANDING

Door to rear hall.

RECEPTION ROOM 6 26' 3" x 23' 9" (7.99m x 7.23m)

Superb room (originally 3 rooms). Large bay window. Wood laminate flooring. Excellent sea views and towards Bradda Head.

BEDROOM 15 17' 7" x 14' 5" (5.36m x 4.39m)

BATHROOM 9' 1" x 7' 3" (2.77m x 2.21m)

Panelled bath, w.c., wash hand basin.

BEDROOM 16 15' 4" x 9' 11" (4.67m x 3.02m)

BEDROOM 17 9' 11" x 7' 10" (3.02m x 2.39m)

BEDROOM 18 9' 11" x 8' 2" (3.02m x 2.49m)

SEPARATE W.C. & STORE

W.C.

THIRD FLOOR

ATTIC ROOM 25' 11" x 17' 10" (7.89m x 5.43m)

Accessed via ladder staircase. Triple Velux roof lights. Fully boarded.

LOCATION

Travelling into Port Erin along Station Road, passing the shops on the right hand side, turn left into Strand Road. Bear left into Athol Park and Erin House is the first property on the right hand side corner.

SERVICES & POSSESSION

Mains water, drainage, electricity, Gas central heating. PVC double glazing. Freehold.

Vacant possession on completion. Freehold. 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.

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Since 1854



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