



Superbly situated on the harbourside! This characterful Manx stone cottage boasts panoramic sea views out to Bay Ny Carrickey. The accommodation comprises, lounge, dining kitchen, sun room, 3 bedrooms, shower room and cloakroom. The property would benefit from some modernisation, however, with stunning views and village amenities close by, this has the potential to be a fantastic home. No onward chain.





LOCATION

Travelling out of Port Erin on Station Road, continue to the Four Roads roundabout. Take the 3rd exit to Port St Mary and continue down the High Street, past the shops, and bear right into Park Road. Take the second left into Queens Road. Proceed to the bottom of the road and turn left, and left again into Lime Street. Number 3 can be located towards The Yacht Club on the right hand side.

ENTRANCE PORCH

Glazed door to:

LOUNGE

13' 10" x 13' 5" (4.21m x 4.10m)

Front aspect. Well proportioned bright room.

DINING KITCHEN

11' 7" x 11' 0" (3.52m x 3.35m)

Good range of beech fronted wall and base units with contrasting worktops, incorporating stainless steel sink unit, fridge/freezer, washing machine, tiled splashbacks. Cupboards housing hot water tank (emersion heater). Wooden open stairs to first floor. Door to:

SUN ROOM

7' 2" x 8' 11" (2.18m x 2.73m)

Lovely light room overlooking the pretty rear garden. Door to outside.

CLOAKROOM

Wash hand basin, w.c., Xpelair.

FIRST FLOOR

LANDING

Open wooden stairs to second floor.

BEDROOM 1

11' 3" x 14' 3" (3.44m x 4.35m)

Front aspect. 2 Built-in wardrobes with sliding mirrored doors.

BEDROOM 2

10' 7" x 5' 6" (3.23m x 1.67m)

(Single) Rear aspect. Lovely outlook with sea and harbour views. Built-in wardrobe.

SHOWER ROOM

White suite with shower enclosure, w.c., wash hand basin, large built-in mirror and fully tiled walls.

SECOND FLOOR

BEDROOM 3

16' 6" x 9' 3" (5.02m x 2.83m)

Super sea and harbour views. Built-in wardrobes. Loft access.

OUTSIDE

Pretty rear walled garden with gated access direct onto the harbour. Storage shed. General parking on harbourside.

SERVICES

Mains water, drainage and electricity. Electric central heating. Everest uPVC double glazing (approx 3 years old). Would benefit from some modernisation. No onward chain.

POSSESSION

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for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

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