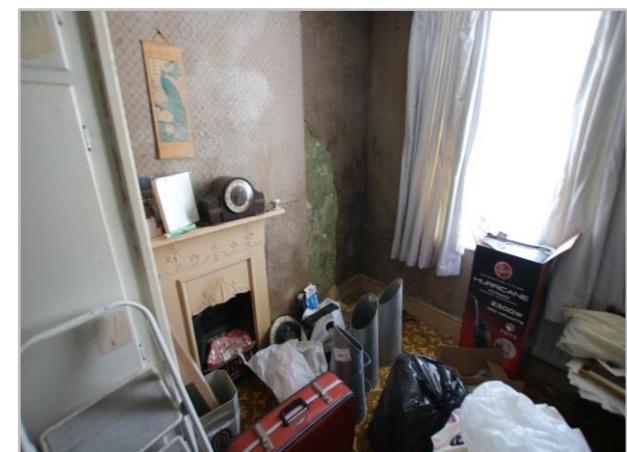




Rare opportunity - Detached house in highly desirable semi-rural location offering truly spectacular scenic views across Port St Mary coastline through to Langness. Set on a very generous plot, the property offers superb uninterrupted views from many of the rooms. The accommodation includes good sized lounge, dining room and kitchen to the ground floor. Upstairs there are 3 bedrooms, bathroom, separate w.c. and large attic room. The south-east facing front garden takes in the wonderful panoramic and enviable coastal views. A gated entrance provides access to parking area to the rear. The property requires complete renovation. Suitable for cash buyers. No onward chain.





## LOCATION

Travelling out of Port Erin on Station Road, take the 3rd exit on the Roundabout onto Four Roads, continue along to the crossroads and take the right turn into Plantation Road. Bear left onto Howe Road and proceed along until the next left into Glen Chass Road. Continue along the road for approximately half a mile and 'Langness View' can be found on the left hand side, just before you reach the fork in the road.

## **ENTRANCE PORCH**

Tiled floor. Door to:

## **HALLWAY**

Stairs leading to first floor.

## **LOUNGE**

11' 5" x 14' 6" (3.470m x 4.431m)

Feature fireplace. Large bay window with spectacular uninterrupted sea and coastal views stretching through to Langness.

## **DINING ROOM**

13' 3" x 10' 4" (4.033m x 3.140m)

Built-in cupboards. Understairs store.

## **KITCHEN**

8' 5" x 8' 7" (2.560m x 2.625m)

Newly fitted range of cream gloss wall and base units with wooden worktops incorporating stainless steel sink unit, electric oven, ceramic hob, stainless steel cooker hood, fridge freezer, plumbed for washing machine, tiled splashbacks. Door to outside:

## **FIRST FLOOR**

### **HALF LANDING**

### **SEPARATE W.C.**

## **BATHROOM**

Fitted suite including panelled bath and wash hand basin.

## **LANDING**

Enclosed staircase to attic room.

## **BEDROOM 2**

13' 3" x 10' 4" (4.033m x 3.140m)

Original fireplace. Cupboard housing hot water tank. Rear aspect.

## **BEDROOM 1**

11' 1" x 14' 3" (3.366m x 4.335m)

Original fireplace. Front aspect with superb far-reaching views over Port St Mary coastline through to Langness.

## **BEDROOM 3**

6' 0" x 9' 0" (1.831m x 2.742m)

Lovely front aspect, again with impressive coastal views.

## **SECOND FLOOR**

### **LARGE ATTIC ROOM**

### **OUTSIDE**

Gated entrance to the rear of the property with access to driveway. Understeps store. Lean-to with w.c. Original Thie Veg w.c. Steps lead to the front garden, set on a very

generous plot laid to lawn offering the most picturesque and panoramic views across Port St Mary and its exciting coastline. Access gate to front of the property.

## **SERVICES**

Mains water, drainage and electricity. uPVC double glazing.

## **POSSESSION**

Vacant possession on completion of purchase. 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

DOUGLAS

31 Victoria Street  
Douglas IM1 2SE  
T. 01624 623778  
E. [douglas@chrystals.co.im](mailto:douglas@chrystals.co.im)

PORTERIN

23 Station Road  
Port Erin IM9 6RA  
T. 01624 833903  
E. [porterin@chrystals.co.im](mailto:porterin@chrystals.co.im)

RAMSEY

5-7 Market Hill  
Ramsey IM8 1JT  
T. 01624 812236  
E. [ramsey@chrystals.co.im](mailto:ramsey@chrystals.co.im)

COMMERCIAL  
RENTALS

**Douglas Office: 01624 625100**, [commercial@chrystals.co.im](mailto:commercial@chrystals.co.im)  
**Ramsey Office: 01624 625300**, [douglasrentals@chrystals.co.im](mailto:douglasrentals@chrystals.co.im)

