



Built in 1856, this stunning Manx stone cottage is situated a short walk to Gansey beach and village amenities, and enjoys lovely sea and rural views. Accommodation comprises open plan lounge/family room, kitchen with dining/utility area off, additional dining room/bedroom 3 and shower room on the ground floor. On the first floor is a study, bedroom 1 with en-suite shower room and dressing room, whilst on the second floor is bedroom 2 with en-suite shower room. Outside there are 2 pretty gardens, detached garage and driveway.



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. Fairhaven can be found on the left hand side just before the bend.

FRONT PORCH

Original tiled flooring. Door to:

ENTRANCE HALLWAY

Elegant welcoming hallway with attractive staircase leading to first floor. Wood laminate flooring.

LOUNGE/FAMILY ROOM

36' 0" x 11' 8" (10.97m x 3.56m)

Lovely room with feature stone fireplace with log burning stove. Large front bay window. Wood laminate flooring. Door to rear garden. Step down to:

KITCHEN/DINING/UTILITY AREA

18' 9" x 16' 9" (5.71m x 5.10m)

KITCHEN: Quality fitted kitchen with good range of grey fronted wall and base units with contrasting worktops incorporating stainless steel sink unit, pan drawers, integral freezer, integral microwave, induction hob, double oven, integral dishwasher, downlighters. tiled floor. **DINING/UTILITY AREA:** Matching grey wall and base units with worktops incorporating stainless steel sink unit, integral washing machine and tumble dryer, tiled floor. French doors to garden.

INNER HALL

Wood laminate flooring. Hanging cloaks rail.

BEDROOM 3/DINING ROOM

15' 3" x 10' 1" (4.66m x 3.07m)

Large bay window offering picturesque garden outlook. Wood laminate flooring.

SHOWER ROOM

Enclosed shower cubicle, wash hand basin in fitted unit, w.c, tiled walls, wood laminate flooring, chrome ladder style heated towel rail, Xpelair.

FIRST FLOOR

Staircase to upper floors.

HALF LANDING

STUDY

8' 7" x 8' 3" (2.61m x 2.51m)

Cupboard housing gas central heating boiler. Wood laminate flooring. Lovely views towards Bradda Head.

LANDING

Staircase up.

BEDROOM 1

14' 7" x 14' 10" (4.45m x 4.53m)

Large bright double bedroom (front aspect), wood laminate flooring, window seat to enjoy the lovely picturesque sea views.

EN-SUITE SHOWER ROOM

Luxury suite comprising large walk-in shower, wash hand basin in fitted unit, w.c, wood laminate flooring, fitted, cupboard and white ladder style heated towel rail. Super outlook across open fields.

DRESSING ROOM

25' 4" x 6' 8" (7.72m x 2.03m)

Fitted shelving, drawers and hanging space. 2 x Velux windows offering impressive Gansey beach views.

SECOND FLOOR

LANDING

Undereaves storage (boarded).

BEDROOM 2

14' 7" x 14' 3" (4.44m x 4.35m)

Fabulous sized room with 2 X Velux windows. Delightful window seat that offers pleasant sea views. Large undereaves storage.

EN-SUITE SHOWER ROOM

Modern suite comprising shower cubicle, wash hand basin in fitted unit and w.c, tiled walls, wood laminate flooring, chrome ladder style heated towel rail, exposed timber beams, window seat, Xpelair.

OUTSIDE

Beautiful mature surrounding gardens with well stocked raised beds, fruit cage, gravel and patio areas. Pergola and greenhouse. Pretty walled and gated front garden. Driveway. Electric car charging point.

LARGE DETACHED GARAGE

Impressive sized garage with high pitched roof. Power and lighting. Automated door.

SERVICES

Mains water, drainage and electricity. Gas central heating. uPVC double glazing. Windows, gas boiler, kitchen and shower rooms approx 3 years old. Sale includes carpets, curtains, Velux blinds and light fittings.

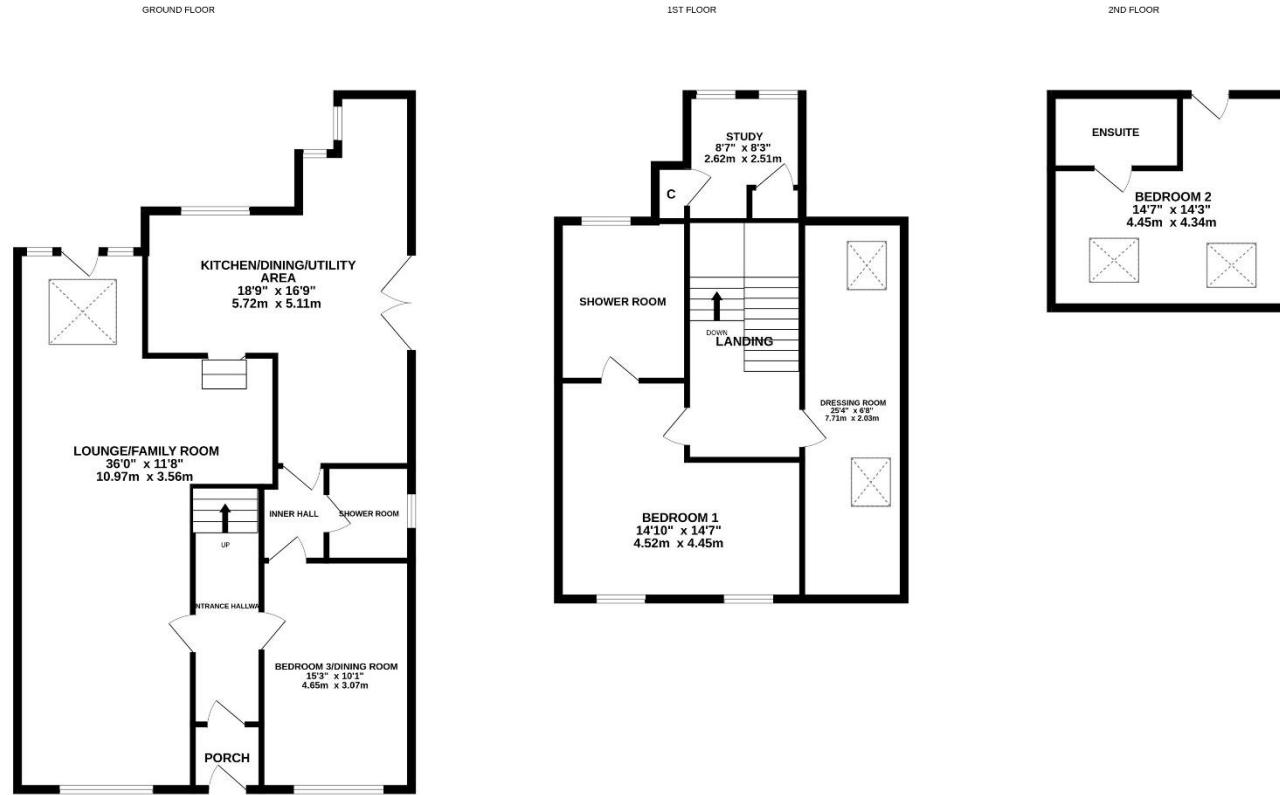
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Since 1854

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