

Golden Eye, Bradda East Road, Port Erin

Ref No DCP01096



PRICE £875,000

DOUGLAS

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CASTLETOWN

COMPTON HOUSE
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ISLE OF MAN IM9 1LF

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RAMSEY

LEZAYRE HOUSE
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- Impressive and Unique Detached Property
- Enjoying Magnificent and Unrivalled Panoramic Rural, Coastal & Golf Course Views
- Spacious Family Accommodation Split Over 3 Levels
- 3 Reception Rooms Including Expansive Roof Top Lounge and Terrace
- Office, Study and Large Storage Room
- Breakfast Kitchen
- 4 Double Bedrooms and Library/Bedroom 5
- 4 En-Suite
- uPVC Double Glazing
- Oil Fired Central Heating
- Air Conditioning to Some Rooms
- Integral Double Garage and Ample Off-Road Parking
- Well-Tended Front and Rear Garden Area
- Viewings Strongly Recommended
- Offered for Sale with No Onward Chain

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To the front of the property is a lawned garden with hedges to borders, flowerbeds and a variety of shrubs. The driveway leads up from Bradda East Road and sweeps to the side of the property offering ample parking and access to the large double garage. To the rear is a rockery style garden with plants, trees and shrubs and footpaths accessed from the side or the roof top terrace. Fenced borders.



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Golden Eye is a unique detached property that boasts magnificent and unrivalled panoramic views of the rural landscape, coastline, and golf course. Offering spacious family accommodation split over three levels, the home is designed to cater to modern living while embracing its stunning surroundings.

The property features three reception rooms, including an expansive rooftop lounge and terrace, perfect for entertaining and enjoying the breathtaking vistas. The breakfast kitchen is well-appointed, providing a practical space for family meals. Four double bedrooms, each with its own en-suite bathroom, ensure comfort and privacy for all residents. Additionally, a versatile room can serve as a fifth bedroom or a library, accommodating various needs.

Functional spaces such as an office, study, and large storage room make this home ideal for those who work from home or require additional space for hobbies and storage. Modern conveniences include uPVC double glazing, oil-fired central heating, and air conditioning in some rooms, ensuring year-round comfort.

Externally, the property is equally impressive. To the front, a well-tended lawned garden features hedges, flowerbeds, and a variety of shrubs, creating a welcoming entrance. The driveway, leading up from Bradda East Road, sweeps to the side of the property, offering ample off-road parking and access to the integral double garage. The rear garden is designed in a rockery style, with plants, trees, shrubs, and footpaths that can be accessed from the side or the rooftop terrace, providing a serene outdoor retreat with fenced borders for privacy.

Viewings are strongly recommended to fully appreciate the unique charm and stunning views this property offers. It is offered for sale with no onward chain, making it an excellent opportunity for prospective buyers to secure a magnificent home in an enviable location.

DIRECTIONS TO PROPERTY:

Travelling into Port Erin along Castletown Road, proceed through the village and turn right onto The Promenade. Follow The Promenade which becomes Bradda East beside the golf course. Continue along Bradda East for half a mile and the driveway to Golden Eye will be found on the left hand side as the road dips down.

The price is to include fitted floor coverings.

LOWER GROUND FLOOR

ENTRANCE PORCH Door to open porch. Door to boiler room housing oil fired central heating boiler. Glazed door to:-



ENTRANCE VESTIBULE Ceramic tiled flooring. Light. Glazed double doors to:-

RECEPTION HALL (13'7" x 10'2" approx.) Large under-stairs storage cupboard. Glazed panels and door leading to staircase to upper floors.



Golden Eye, Bradda East Road, Port Erin

BEDROOM 3 (17'10" x 12'10" approx.) Generous double bedroom with dual aspect windows. Door to :-



EN-SUITE Four piece suite comprising a panelled bath, enclosed shower cubicle, WC and wash hand basin with vanity unit inset. Fully tiled walls. Lino flooring. Obscured glazed window.



Golden Eye, Bradda East Road, Port Erin

BEDROOM 4 (13'10" x 13'2" approx.) Good size double bedroom with fitted wardrobes and units providing ample storage. Aspect towards the golf course.

EN-SUITE Three piece suite comprising shower cubicle, WC and pedestal wash hand basin. Fully tiled walls with ladder style towel rail and shelving.



UPPER GROUND FLOOR

HALL Door out to the side of the property. Storage cupboard.



Golden Eye, Bradda East Road, Port Erin

LOUNGE (22'0" x 21'2" approx.) Wide picture window enjoying golf course, rural and coastal views. Air conditioning unit. Downlighters. Cabling for wall mounted television. Air conditioning. Sliding door to:-



STUDY (10'2" x 8'7" approx.) Accessed via an archway from the lounge with double doors and aspect to the rear.

Golden Eye, Bradda East Road, Port Erin

DINING ROOM (22'0" x 10'7" approx.) Dual aspect corner window providing stunning views. Exposed brick feature wall. Air conditioning.



BREAKFAST KITCHEN (18'0" x 10'10" approx.) Fitted with a range of shaker style wall and base units with laminate worktops incorporating a 1½ bowl, four ring electric hob with extractor hood over and tiled splashback. Ample plug sockets. Eye-level oven/grill combination. Integrated fridge freezer. Kickboard heater. Tile effect flooring. Spotlight and coving. Stunning elevated and unrivalled views. Partly glazed wall allowing natural light into the hallway.



OFFICE AREA (8'5" x 8'3" approx.) Suitable for a number of uses however presently used as an office.

WC Wash hand basin and WC.

LIBRARY/BEDROOM 5 (14'7" x 8'8" approx.) Presently used as a library area however, could be an additional 5th bedroom if required. Stunning elevated views.



UTILITY ROOM (17'0" x 9'11" approx.) Suitable for additional appliances, drying etc. Wall and base units.



Golden Eye, Bradda East Road, Port Erin

BEDROOM 2 (12'11" x 12'7" approx.) Double bedroom with aspect to rear.

EN-SUITE Three piece suite comprising a shower cubicle, pedestal wash hand basin and WC. Fully tiled walls.



BEDROOM 1 (17'3" x 13'5" approx.) Spacious double bedroom with aspect to the rear.



EN-SUITE (13'8" x 11'8" approx.) Modern suite with a central fitted jacuzzi style bath, walk-in shower cubicle, WC and wash hand basin with a vanity unit inset and wall mounted mirror and medicine cabinet. Large airing cupboard. Obscured glazed window. Fully tiled walls



TOP FLOOR

ROOF TOP LOUNGE (32'6" x 22'10" approx.) **AND TERRACE** (48'0" max x 18'0" max) The roof top lounge benefits from attractive flooring, a floor mounted floating style TV, air conditioning unit, two doors providing access to the front balcony area and one door providing access to a rear roof terrace which then has a bridge style link to the rockery garden area. Magnificent panoramic rural, coastal and golf course views.



Golden Eye, Bradda East Road, Port Erin



GAMES ROOM/STORAGE (20'9" x 18'0" approx.) Light and power points installed. Suitable for a number of uses.

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INTEGRAL DOUBLE GARAGE (19'9" x 17'0" approx.)



SERVICES

All mains services are installed.

Oil fired central heating and partial air conditioning.

uPVC Double glazing.

ASSESSMENT

Rateable value £276

Approx Rates payable £2,268.17 (incl. of water rates).

TENURE

FREEHOLD

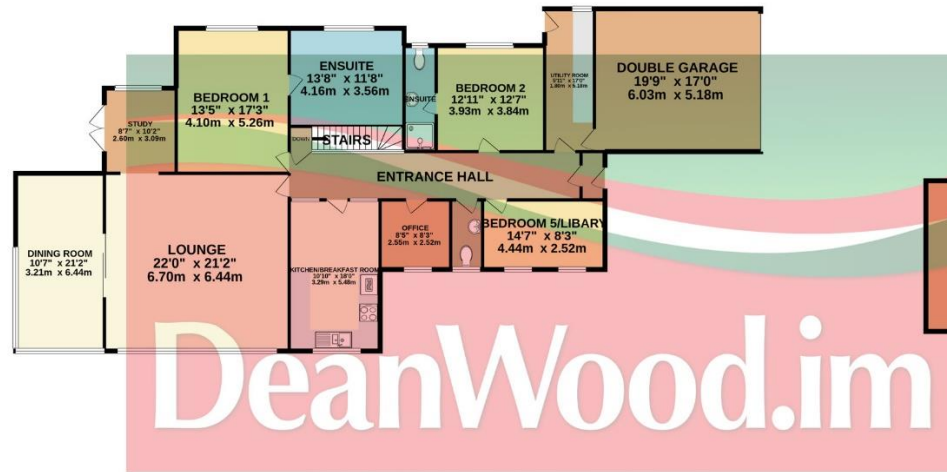
VACANT POSSESSION ON COMPLETION

For further details and arrangements to view, please contact the Agents.

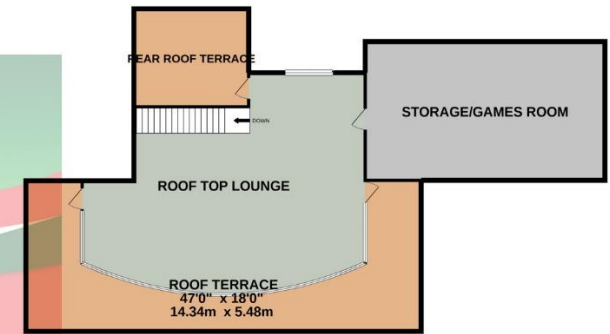
GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
2484 sq.ft. (230.8 sq.m.) approx.



2ND FLOOR
1772 sq.ft. (164.6 sq.m.) approx.



TOTAL FLOOR AREA : 4950sq.ft. (459.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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