

Heather Rise, Surby Road, Surby, Port Erin

Ref No DCP01117



PRICE £649,000

DOUGLAS

37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF

01624 620606

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CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET
ISLE OF MAN IM9 1LF

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RAMSEY

LEZAYRE HOUSE
87 PARLIAMENT STREET
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- Detached Chalet Style Bungalow on a Sought After Plot with Large Picture Windows in Every Room Providing Unobstructed Elevated Views Over the South of the Island and Distant Sea Views Towards Gansey Bay
- Located Within Close Proximity to Rowany Golf Club, Port Erin Beach and Rural Walking Routes
- Deceptively Spacious Plot to Subdivide Subject to Planning Permission
- Large South Facing Garden Bordered by Mature Shrubs Providing Desired Privacy
- Planning Permission Approved for an Additional Bedroom and Upstairs Living Accommodation
- Application No. 18/01274/B Creation of a First Floor to the Dwelling, Insulation of Dormer Window, Rooflights and First Floor Bi-Folding Doors to West Elevation
- Presently Comprising 3 Bedrooms
- Newly Fitted Family Bathroom and 2 Separate WCs
- Newly Fitted Modern Open Plan L-Shape Kitchen/Dining Room and Separate Utility Room
- Spacious Lounge
- Ready to Move in with New Laminate Flooring and Carpets
- Oil Fired Central Heating
- uPVC Double Glazing
- Single Garage, Ample Parking for Several Vehicles and Electric Vehicle Charging Point
- Foundations in Place for Detached Summer House
- Offered For Sale with No Onward Chain

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To the front of the property is a driveway providing off-road parking for multiple vehicles. The property boasts a mature garden with fruiting apple trees and grape vine as well as flowering heather, Camellia and Rhododendron all timed to flower in sync throughout the four seasons. The borders are largely sheltered by mature shrubs, well-tended to provide privacy whilst maintaining a sunny garden. The recent reconfiguration of the property provides a highly functional home with new interiors. The location is best described as semi-secluded in a quiet neighbourhood and the property sits in the heart of the much desirable Surby village. Various greenhouses and stores. The rear benefits from a spacious lawned area and being sheltered from the wind by trees and shrubs is ideal for badminton etc.



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The price is to include fitted floor coverings.

DIRECTIONS TO PROPERTY:

Travelling south out of Castletown along the bypass, proceed through Gansey and turn right towards Port Erin. Continue straight ahead at the Four Roads roundabout into Port Erin. Take the fourth road on the right into Ballafesson Road. At the Ballafesson corner bear left, following the road round to the left. Take the first major turning on the right signposted Fleshwick onto Surby Road. Proceed along for approximately 300 yards and turn left onto a roadway leading to two properties; Terendak and beyond this, Heather Rise.

In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE uPVC half glazed door to:-

ENTRANCE PORCH Window. Door to:-



ENTRANCE HALL

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BEDROOM 1 (14'7" into bay x 12'7" approx.) Feature bay window providing elevated views over the south of the island. Spacious bedroom offering light and airy accommodation.



BEDROOM 2 (12'8" x 10'5" approx.) Good size double bedroom with front aspect and elevated views over the south of the island.



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BEDROOM 3 (9'11" x 9'9" approx.) Double bedroom with aspect to the rear garden. Fitted wardrobes.



BATHROOM (6'6" x 5'6" approx.) Newly fitted with P bath with shower attachment over and glass screen and wash hand basin with mirror above. Shower panel boards to walls.



SEPARATE WC Low flush WC.

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DINING ROOM (14'7" X 9'9" approx.) Open plan to the breakfast kitchen in a large L-shape with a window to the rear garden. Attractive flooring.



KITCHEN/BREAKFAST ROOM (19'6" x 10'8" max.) Fitted with a range of wall and base units and contrasting worktops incorporating a 1½ bowl sink with mixer tap and drainer unit, four ring hob with extractor canopy over, oven/grill combination, microwave. Dishwasher. Space for fridge freezer. Breakfast island. Aspect to rear garden. Opening to:-



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LOUNGE (19'3" max x 12'7" approx.) Light and airy accommodation with dual aspects enjoying elevated views. Glazed sliding door. Attractive flooring.



UTILITY ROOM (8'5" x 11'3" approx.) Access to the rear of the property. Oil fired central heating boiler.

WC Wash hand basin and WC.

FIRST FLOOR

LARGE ATTIC ROOMS Permission obtained to extend this area.

OUTSIDE

SINGLE ATTACHED GARAGE Up and over door.

OUTSIDE UTILITY ROOM Access from rear garden. Sink.

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SERVICES

All mains services are installed.

Oil fired central heating.

uPVC double glazing.

ASSESSMENT

Rateable value £208

Approx Rates payable £1,257.36 (incl. of water rates).

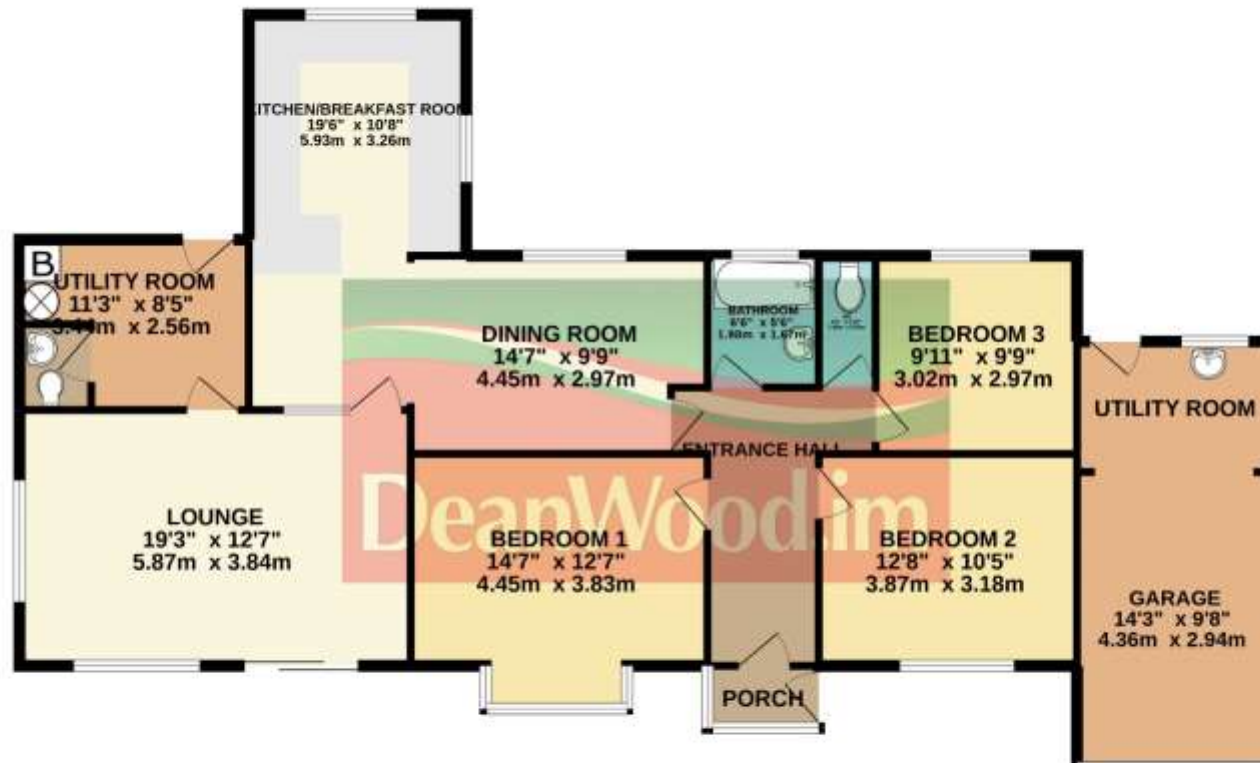
TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

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

GROUND FLOOR
1418 sq.ft. (131.7 sq.m.) approx.



TOTAL FLOOR AREA : 1418 sq.ft. (131.7 sq.m.) approx.

Not to scale for identification purposes only
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