

Seacliffe, Ballaveare, Port Soderick

Ref No DDP05629



PRICE £625,000

DOUGLAS

37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF

01624 620606

info@deanwood.co.im

CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET
ISLE OF MAN IM9 1LF

01624 825995

castletown@deanwood.co.im

RAMSEY

LEZAYRE HOUSE
87 PARLIAMENT STREET
ISLE OF MAN IM8 1AQ

01624 816111

ramsey@deanwood.co.im

DeanWood.im

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- Immaculately Presented Semi-Detached Property
- Contemporary Interior Extensively Refurbished in 2021
- Bay Window Lounge with Sea Views
- Separate Sitting/Dining Room with Fitted Wine Bar
- Modern Kitchen with Utility Room
- 4 Bedrooms with the Potential for 5
- 4 Bath/Shower Rooms
- Detached Ancillary Accommodation with Letting Potential
- Manicured Landscaped Plot

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Seacliffe is an immaculate four bedroomed semi-detached Victorian house built circa 1860 in Ballaveare on Old Castletown Road, which is a charming part of Port Soderick with many very prestigious properties. Port Soderick Glen Road is 300m away. On the right this leads to Port Soderick Glen, a Manx National Glen of some 15 acres with walks that lead to Port Soderick Bay beach. Port Soderick Railway Station is half way down this road where the Isle of Man Steam Railway, with its original carriages and dining car, passes by from Douglas to stations in the South. On the left, this road leads to Marine Drive with its amazing views across to Wales and Cumbria. This road also leads to the registered Port Soderick Dark Sky Discovery Site where stargazing and the Northern Lights may be seen from the upper car park.

Seacliffe is set back behind a Manx stone wall and double black and gold metal gates leading to an 11 metre (36 feet) block paved driveway. It has sea views to the front and fields to the rear, benefitting from extensive refurbishment in 2021 with additional ancillary accommodation suitable for multi-generational family living or holiday let potential. Port Soderick is a popular village location within easy travelling distance to the centre of Douglas only 6.4km (4 miles) away and Ronaldsway Airport some 8.4km (5.2 miles) away.

The works completed include, but are not limited to:-

- Fully re-rendered/painted throughout
- New soakaway – in front garden to regulation standards
- Replacement guttering throughout
- Replacement German Kommerling windows throughout
- Replacement Solidor doors front and back with Ultion locks
- Driveway gates made in Portugal, fitted by Island Ironcraft
- Driveway replaced with block paving
- New external Worcester Bosch Greenstar Danesmoor 25/32 boiler
- New oil tank 1450 litres with Watchman
- New radiators and central heating pipework throughout
- New Brinton Majestic Velvet carpets throughout
- Rear garden Victorian tropical planting
- Victorian style driveway lighting
- Drive power point and outside tap
- Lofts lagged to regulations
- Planning permission approved for a further extension to side of house Ref: 95/00087/B

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DIRECTIONS TO PROPERTY: Travelling out of Douglas along the Old Castletown Road turn left towards Port Soderick. Continue along this road for approximately 1.45km (0.9 mile) and just after Port Soderick Glen Road, Ballaveare will be found on the right hand side as the second semi-detached property.

The property and garden grounds have been immaculately refurbished and maintained by the current owner and will appeal to discerning buyers looking for high standard accommodation in a private setting, yet close to Douglas and the airport.



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The price is to include fitted floor coverings

GROUND FLOOR

KITCHEN Philip Charles kitchen (Sheraton Suite) with solid wood worktops installed, Bosch oven, hob, extractor hood, dishwasher and fridge/freezer included. Karndean flooring. Victorian replica ceiling rose. Double radiator. Leading to:-



UTILITY ROOM Karndean flooring fitted. Single radiator. With sliding door to:-



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SHOWER ROOM Fully tiled. Grohe WC and wash basin. Mira ERD thermostatic bar value double head shower. Karndean flooring fitted.



DINING ROOM Victorian replica plaster coving, ceiling rose and chandelier. Wine bar with Poil Vaish black limestone/Victorian style tiling/CDC double wine cooler. Double radiator.



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SITTING ROOM Electric Flamerite Aubade 600 fireplace and fire. Cubbin & Bregazzi bay drapes. Original Victorian door. Chandelier. Two double radiators.



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GROUND FLOOR HALL Victorian replica plaster coving and two ceiling roses with chandeliers. Double radiator. Stairs leading to:-

HALF LANDING



MAIN BATHROOM Fully tiled with corner bath, wash basin and WC. The airing cupboard houses the Telford unvented hot water cylinder. Two double radiators.



FIRST FLOOR

BEDROOM 2 With sea views. Original Victorian fireplace and door. Double radiator.



BEDROOM 3 Leading onto a terrace having rural views. Original Victorian fireplace and door. Single radiator.



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BEDROOM 4 With sea views. Currently used as a dressing room with a 2.5m (8ft) run of Cubbin & Bregazzi wardrobes. Double radiator.



TOP FLOOR HALL With Velux window and airing cupboard.

MASTER BEDROOM With sea views from two windows which could be converted to two rooms. Cubbin & Bregazzi wardrobes. Three double radiators.



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TOP FLOOR SHOWER ROOM Fully tiled with Velux window. Mira ERD thermostatic bar valve double head shower and wash basin. Double radiator.



TOP FLOOR BATHROOM Fully tiled with Velux window. Bath, wash basin and WC. Double radiator.



COTTAGE IN REAR GARDEN

- Planning permission for ancillary accommodation granted under Ref: 21/00963/B
- Re-roofed with slate and insulated to Building Regulations
- Rendered and painted
- German Kommerling windows fitted with double patio doors
- German Kommerling fire exit window on first floor for building regulations
- Brinton Majestic Velvet carpet (as in house) for top floor currently in storage
- 4 Velux windows
- Views across farmland at the rear

Although fully completed externally, The Cottage requires internal fit out and finishing which includes wall and floor finishes, kitchen units, shower room and a heating system. Interested parties are invited to view to make their own assessment of the remaining work.



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SERVICES

Mains electricity. Private drainage.

Oil fired central heating.

ASSESSMENT

Rateable value £TBC Approx Rates payable £TBC (incl. of water rates).

TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

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