

# White Cottage, Gellings Avenue, Port St Mary

Ref No DCP01202



**PRICE £250,000**

## DOUGLAS

37 VICTORIA STREET  
DOUGLAS  
ISLE OF MAN IM1 2LF

01624 620606

[info@deanwood.co.im](mailto:info@deanwood.co.im)

## CASTLETOWN

COMPTON HOUSE  
9 CASTLE STREET  
ISLE OF MAN IM9 1LF

01624 825995

[castletown@deanwood.co.im](mailto:castletown@deanwood.co.im)

## RAMSEY

LEZAYRE HOUSE  
87 PARLIAMENT STREET  
ISLE OF MAN IM8 1AQ

01624 816111

[ramsey@deanwood.co.im](mailto:ramsey@deanwood.co.im)

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- Fully Restored and Re-designed Converted 1 Bedroom Open Plan Bungalow
- Under-Floor Heating System (Gas Boiler)
- Front and Rear Enclosed Yard



**DIRECTIONS TO PROPERTY:**

From Castletown head south along the bypass, continuing onto Beach Road. Turn left at the cross roads onto Station Road which becomes Bay View Road. Opposite the railings overlooking Chapel Bay, turn right into Gellings Avenue. White Cottage can be found a short distance along on the left hand side.

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Nestled in the heart of Port St Mary, this truly unique converted 1 bedroom open plan bungalow stands as a testament to exceptional design. Meticulously refurbished and redesigned by the current owner, this property has undergone a comprehensive transformation, making it a distinctive and stylish residence.

The interior showcases a remarkable attention to detail, with all walls stripped back and re-plastered, underfloor heating system complemented by tasteful tiled floors, new king span installed in the roof, and exposed beams meticulously re-varnished. The property has been fully rewired, and notable improvements include a brand new en-suite shower room and a modern, well equipped kitchen. The external and internal spaces have been fully repainted, highlighting the care and dedication invested in every aspect of this home.

Upon entering, the property welcomes you with grandeur, featuring 12-foot-high ceilings adorned with exposed beams that allow an abundance of natural light to flood the space. The open plan kitchen and living room exude brightness and airiness, with a convenient door providing access to the enclosed rear yard.

The master bedroom is a haven of comfort, boasting an en-suite shower room and a generously sized wardrobe for practical storage solutions.

Externally, the property offers two enclosed rear yards – one to the front and another to the back – strategically positioned to capture both morning and afternoon sun, providing the perfect setting for outdoor relaxation.

This property is a harmonious blend of aesthetic appeal and thoughtful design, offering a truly distinctive living experience in the heart of Port St Mary.

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**OPEN PLAN KITCHEN LIVING AREA** (18'8" x 11'9" approx.)



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**BATHROOM** (8'4" x 3'11" approx.)



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**BEDROOM** (11'9" x 10'6" approx.)



**SERVICES**

All mains services are installed.

Gas fired central heating.

uPVC double glazing.

**ASSESSMENT**

Rateable value £37

Approx Rates payable £341.92 (incl. of water rates).

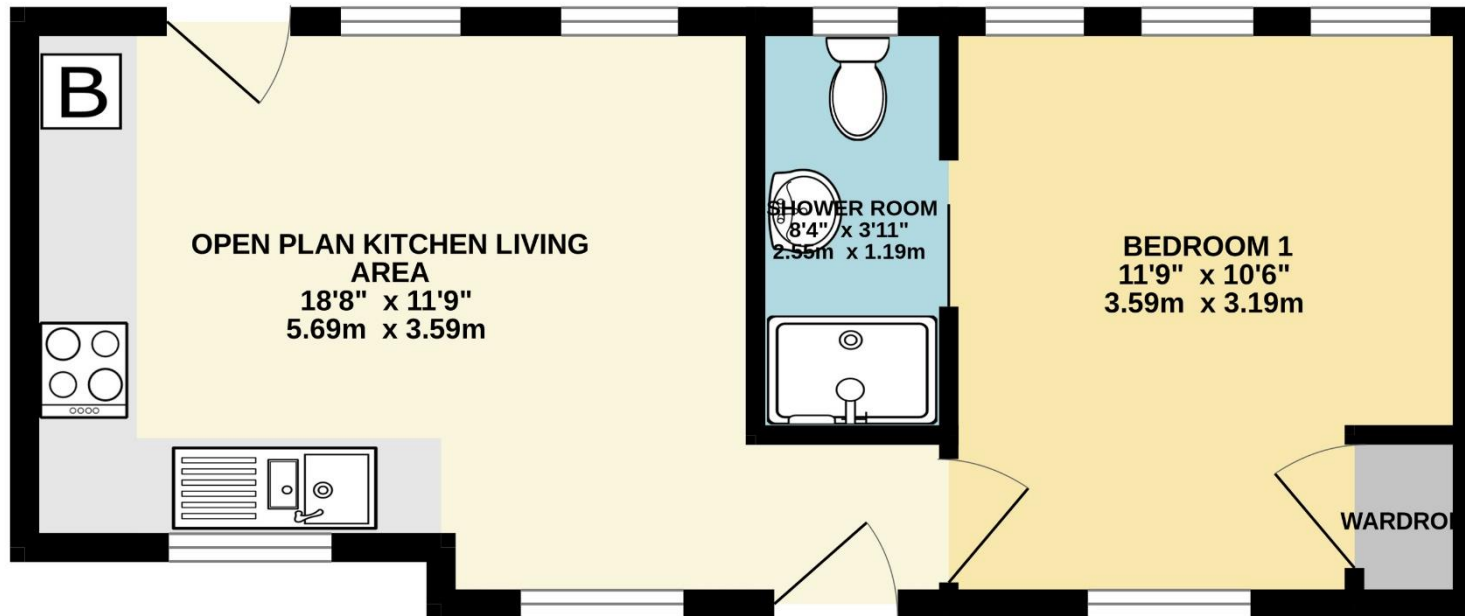
**TENURE**

FREEHOLD

VACANT POSSESSION ON COMPLETION

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

**GROUND FLOOR**  
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 334 sq.ft. (31.0 sq.m.) approx.

Not to scale-for identification purposes only  
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