

# Carrick Bay View, Mount Gawne Road, Port St Mary

Ref No DCP01216



**PRICE £425,000**

## DOUGLAS

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DOUGLAS  
ISLE OF MAN IM1 2LF

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## CASTLETOWN

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## RAMSEY

LEZAYRE HOUSE  
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- Detached True Bungalow in Picturesque Setting with Stunning Views
- Generous Lounge and Separate Dining Room
- Fitted Kitchen
- 2 Double Bedrooms
- Modern Shower Room
- Attached Single Garage and Off-Road Parking
- Fully Enclosed Rear Garden





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### **DIRECTIONS TO PROPERTY:**

Travelling out of Port Erin along the inland road towards Colby, continue over the Sloc roundabout onto Ballagawne Road then turn first right into Mount Gawne Road over the steam railway line. Carrick Bay View will be found on the right hand side of the road after the farm.

Nestled in the serene landscapes with captivating coastal and rural vistas, this charming detached bungalow presents a captivating opportunity. Set just moments away from Gansey Bay, it offers the perfect blend of semi-rural tranquility and convenient access to the vibrant locales of Port St Mary and Port Erin. A leisurely stroll leads to the Shore Hotel, overlooking the Gansey Bay, while the nearby Raad ny Foillan coastal footpath and the Isle of Man Steam Railway offer delightful exploration opportunities.

Upon entering the property, you are greeted by an inviting entrance vestibule adorned with dual aspect uPVC double glazed windows and a welcoming uPVC door. Glazed doors open into the spacious living room, featuring an expansive dual aspect uPVC double glazed picture window framing panoramic rural and distant coastal views. A focal point fireplace adds to the ambiance, complemented by a coved ceiling and two wall light points. Continuing through, an inner hall beckons, boasting a coved ceiling and a convenient built-in linen cupboard.

The kitchen boasts a well-appointed layout, furnished with a fine selection of matching oak fronted wall and base units, enhanced by sleek work surfaces. An inset one and a half bowl sink with mixer tap and drainer adds functionality, while the inclusion of a Oven and 4-ring electric hob caters to culinary needs. Access to the rear garden and WC room is facilitated through a doorway, while an adjoining dining room provides serene views of the verdant rear garden.

The accommodation further comprises two inviting bedrooms, each offering comfortable living spaces. Bedroom 1 is generously sized, featuring fitted wardrobes and captivating views over Gansey, while Bedroom 2 also boasts fitted wardrobes alongside a convenient sink. A modern shower room completes the layout, featuring a walk-in shower for added convenience.

The property also has a garage which houses the oil fired central heating system.

Externally, the property is enveloped by a tranquil garden oasis, enclosed by a walled and fenced surround for privacy. Mature shrubs adorn the borders, enhancing the natural allure, while a small paved patio area offers an ideal spot for alfresco relaxation amidst uninterrupted rural to hill views. Lush lawn areas add to the charm, providing ample space for outdoor enjoyment and recreation.



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**GROUND FLOOR**

**ENTRANCE PORCH**

**LIVING ROOM** (21'6" X 15'0" approx.)



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**KITCHEN** (18'0" X 10'11" approx.)



**REAR PORCH AND WC**



**DINING ROOM** (11'0" x 10'9" approx.)





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**SHOWER ROOM** (8'4" x 7'2" approx.)



**BEDROOM 1** (15'0" x 12'0" approx.)





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**BEDROOM 2** (12'0" x 10'10" approx.)



**ATTACHED GARAGE** (24'0" x 9'11" approx.)

**SERVICES**

All mains services are installed.  
Oil fired central heating.  
uPVC double glazing.

**ASSESSMENT**

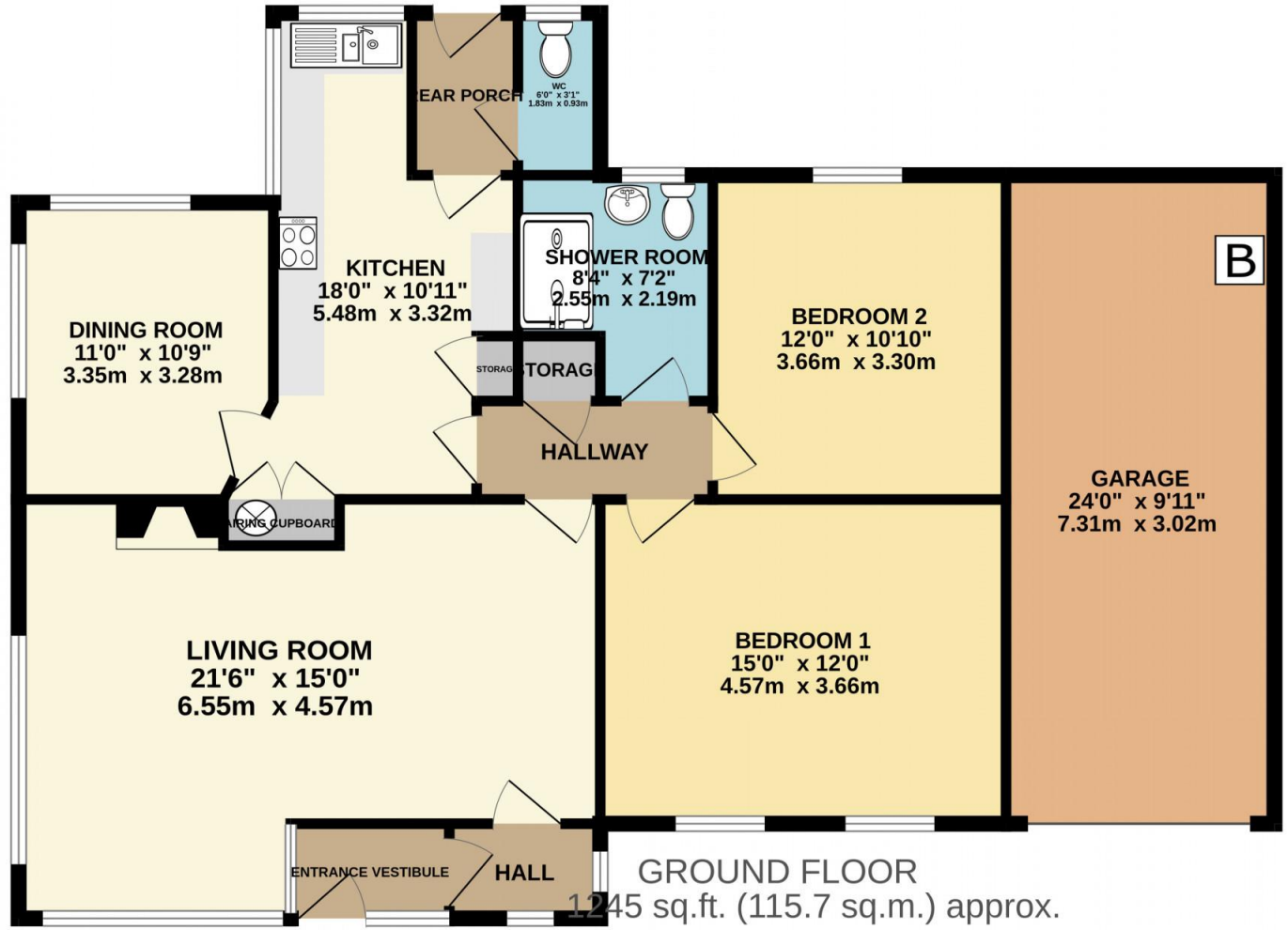
Rateable value £138                      Approx Rates payable £1,023.27 (incl. of water rates).

**TENURE**

FREEHOLD

VACANT POSSESSION ON COMPLETION

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



TOTAL FLOOR AREA: 1245 sq.ft. (115.7 sq.m.) approx.

Not to scale-for identification purposes only  
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