

Rhen Valla, Gansey Point, Port St Mary

Ref No DCP01236



PRICE £649,500

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

These particulars are for information purposes only. They do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact. Neither the vendor nor DeanWood Agencies Limited ('the firm'), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

- Semi-Detached House with Breathtaking Panoramic Sea Views
- Open Plan Kitchen Dining Area
- 2 Reception Rooms
- Home Office
- 3 Bedrooms
- Shower Room and Separate WC
- Detached Garage
- Surrounding Gardens
- No Onward Chain

DIRECTIONS TO PROPERTY:

Travelling south out of Castletown along the bypass continue along the coast road onto Beach Road into Port St Mary. At the cross roads, turn left onto Station Road and then second left onto The Promenade. Proceed along and take the slip road on the right leading down onto Gansey Point where Rhen Valla will be found on the left hand side.

Rhen Valla, Gansey Point, Port St Mary

Situated opposite Chapel Bay in one of the Isle of Man's most scenic locations, this 1930s semi-detached beachside property offers breathtaking panoramic views of the sea, beach, and harbour to the front, with charming countryside views to the rear. This period house, built in 1937, embodies art deco character and provides spacious accommodation across three levels.

Upon entering the property, a gated footpath with steps leads up to the entrance porch, which opens into a spacious entrance hall with a winding staircase. The lounge, featuring a large bay window, offers panoramic sea views and access to a private front terrace, perfect for enjoying the fabulous outlook. Adjacent to the lounge is a dining room with a feature log burner and an arched bay window overlooking the garden. This room also provides access to a snug or office space, leading to a rear porch and garden.

The lower level houses a utility room with space and plumbing for a washing machine, as well as the wall-mounted gas combination boiler. This leads into the open-plan kitchen and dining area, fitted with modern wall and base units, integrated appliances, tiled floors, and double-glazed windows. A double-glazed door opens onto a covered terrace, which leads out to the front garden.

Ascending the staircase from the entrance hall to the first floor, you find three double bedrooms. The master bedroom, located at the front, takes full advantage of the sea views. The second and third bedrooms, situated at the rear, offer views over the neighbouring agricultural fields and towards Langness. The recently modernised family shower room features a large walk-in shower, wash hand basin, and heated towel rail, with a separate WC. The bright and spacious galleried landing enhances the sense of light and space.

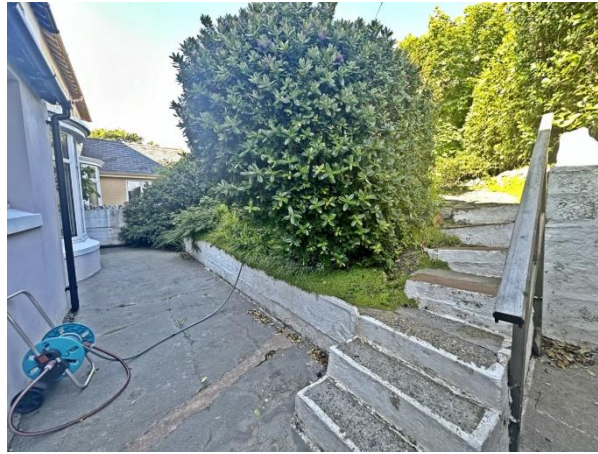
Externally, the property boasts delightful front and rear gardens. The front garden includes a large terrace, ideal for enjoying the scenic views. The rear garden features steps up to a large, secluded patio surrounded by mature borders and hedging, a greenhouse, and a sunken patio area with stone walls for total privacy. The detached garage provides private parking.

Rhen Valla is not only a home but a lifestyle opportunity, ideal for anglers, kayakers, and sea swimmers due to its proximity to Chapel Bay. The village of Port St Mary offers a charming array of eateries and independent shops. With no onward chain, gas-fired central heating, and double glazing throughout, Rhen Valla presents a unique chance to own a coastal art deco home in an enviable position in the South of the island. Viewing is highly recommended to truly appreciate the views, light, and space this property has to offer.

Rhen Valla, Gansey Point, Port St Mary



Rhen Valla, Gansey Point, Port St Mary



Rhen Valla, Gansey Point, Port St Mary

BASEMENT

KITCHEN/DINING ROOM (29'9" x 22'11" approx.)



UTILITY (9'4" x 5'9" approx.)

Rhen Valla, Gansey Point, Port St Mary

GROUND FLOOR

LIVING ROOM (26'3" x 17'4" approx.)



SUN TERRACE (26'3" x 6'8" approx.)



Rhen Valla, Gansey Point, Port St Mary

DINING ROOM (16'6" x 15'11" approx.)



OFFICE (8'2" x 7'10" approx.)

FIRST FLOOR

SHOWER ROOM (11'0" x 4'7" approx.)



Rhen Valla, Gansey Point, Port St Mary

WC (4'7" x 3'11" approx.)

BEDROOM 1 (14'6" x 13'1" approx.)



BEDROOM 2 (14'6" x 12'5" approx.)

BEDROOM 3 (8'10" x 8'7" approx.)

SERVICES

All mains services are installed.

Gas fired central heating.

uPVC double glazing.

ASSESSMENT

Rateable value £TBC

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

TENURE

FREEHOLD

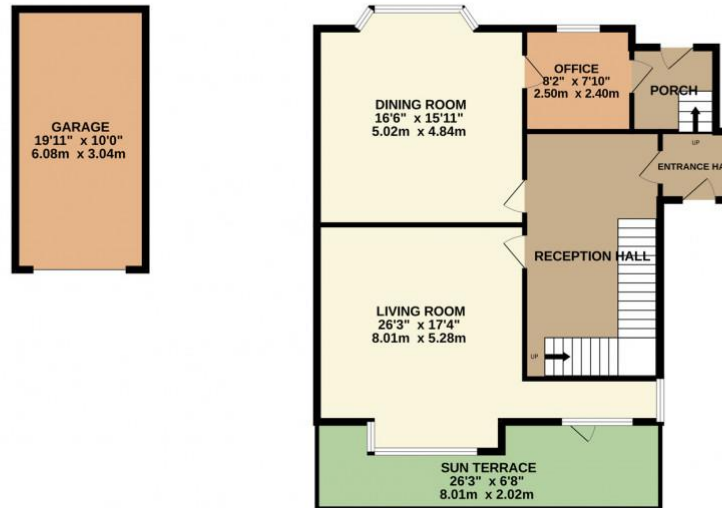
VACANT POSSESSION ON COMPLETION

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

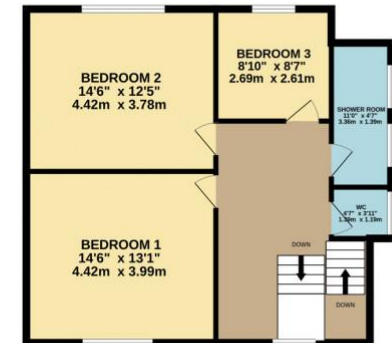
BASEMENT
629 sq.ft. (58.5 sq.m.) approx.



GROUND FLOOR
878 sq.ft. (81.6 sq.m.) approx.



1ST FLOOR
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 2194 sq.ft. (203.8 sq.m.) approx.

Not to scale-for identification purposes only
Made with Metropix ©2024