

OIRR-NY-MARREY, PORT ST. MARY, IM9 £855,000



- An Outstanding Coastal Town House, Fabulous Uninterrupted Views over Chapel Bay to Harbour
- Five Generous Reception Rooms
- Spacious Breakfast Kitchen with Appliances
- Six Bedrooms (Five Double and One Single), One En-Suite
- Three Family Bathrooms
- Large Attic Room and Office
- Detached Double Garage
- Oil Central Heating, Predominantly uPVC Double Glazed

Oirr-Ny-Marrey will be found midway along Port St Mary Promenade clearly identifiable by our For Sale board.

An elegant Victorian town house in most desirable location with unparalleled sea views over Chapel Bay to Port St Mary harbour, and distant southern coastline from principal rooms. Retaining many original features, the property is approached by a gentle double flight of steps to the main double doors, and is beautifully presented throughout. The village is home to the Port St Mary Golf Links, the Island's sole 9-hole golf course, and also Scoill Phurt le Moirrey, a primary school opened in 1993–1994. The Isle of Man Yacht Club is also based at Port St Mary harbour.

Ground Floor

Entrance Porch

Ceramic tiled floor. Ceiling cornice. Composite entrance door. Glazed door and panel to:

Hall

Amtico floor. Ornate plaster cornice and corbels. Stairs leading to first floor.

Lounge

16'2" (4m 92cm) x 19'2" (5m 84cm) approx. into bay window

Ornate plaster cornice. Cast iron feature fireplace and marble hearth. Picture rail. Large uPVC double glazed bay window with amazing views. Folding timber doors to:

Dining Room

14'9" (4m 49cm) x 13'6" (4m 11cm) approx.

Picture rail. Plaster cornice. Cast iron feature fireplace and marble hearth. Door to:

Inner Hall

Staircase to lower ground floor. Door to kitchen.

Cloakroom

White low flush w.c. and wash hand basin. Extractor fan.

Breakfast Kitchen

22'3" (6m 78cm) x 12'0" (3m 65cm) approx.

Fitted with an extensive range of matching cupboards and drawers. Granite work surfaces, inset Blanco sink with mixer tap. AEG induction hob with extractor hood above. Integrated fridge freezer, dishwasher, double ovens, waste disposal and pull out larder cupboards. Door to rear yard and double garage. Walk in store room. Breakfast area. Recessed ceiling lights. Television and telephone points.

Lower Ground Floor

Sitting Room

18'3" (5m 56cm) x 15'9" (4m 80cm) approx.

Bay window with twin French doors. Television and telephone points. Clear opening to:

Kitchenette

In built appliances. Door to front garden/patio.

Media Room

13'6" (4m 11cm) x 12'0" (3m 65cm) approx.

Window to rear.

Bathroom

Partially tiled walls to complement the white suite comprising panelled bath with shower, screen, low flush w.c. and pedestal wash hand basin. Extractor fan. Ladder style towel radiator.

First Floor

Bedroom 1

14'0" (4m 26cm) x 18'10" (5m 74cm) approx. into bay window

uPVC double glazed bay window with views across Chapel Bay and the Harbour. Feature fireplace. Coved ceiling. Picture rail. Television and telephone points.

Bedroom 2

15'0" (4m 57cm) x 13'0" (3m 96cm) approx.

Feature fireplace. Picture rail.

Bedroom 6

10'0" (3m 4cm) x 8'0" (2m 43cm) approx.

uPVC window with views.

Shower Room

Half tiled walls to complement the large walk in shower enclosure with fully plumbed shower valve, w.c. and pedestal wash hand basin. Ceramic tiled floor.

Bedroom 3

15'9" (4m 80cm) x 12'7" (3m 83cm) approx.

Dual aspect uPVC windows. Television point. Door to:

En-Suite Bathroom

Partly tiled walls to complement the orthopedic bath, low flush w.c. and pedestal wash hand basin. Tiled floor.

Second Floor

Landing

Spiral staircase leading to the attic.

Further Lounge

22'4" (6m 80cm) x 19'3" (5m 86cm) approx. into bay

uPVC bay and single windows overlooking the fabulous bay and harbour views. Cast iron period style open grate feature fireplace with marble hearth. Fitted bookshelves. Door to:

Bedroom 4

15'0" (4m 57cm) x 13'4" (4m 6cm) approx.

uPVC window enjoying some distant hill views. Velux roof window. Cast iron feature fireplace.

Office

10'0" (3m 4cm) x 9'0" (2m 74cm) approx.

Built in shelved cupboard. Wall and roof windows.

Bathroom

Partly tiled walls to complement the white suite comprising panelled bath, low flush w.c. pedestal wash hand basin and shower enclosure with Mira electronic controlled hand and waterfall shower heads. Wall and roof windows. Chrome ladder style towel radiator.

Bedroom 5

12'7" (3m 83cm) x 9'8" (2m 94cm) approx.

Gable and roof windows.

Attic

21'7" (6m 57cm) x 7'0" (2m 13cm) min. approx.

Two Velux roof windows. Under eaves storage areas.

Outside

Detached Double Garage

17'8" (5m 38cm) x 15'3" (4m 64cm) approx.

Electronic sectional up and over door. Light and power points installed.

Utility Room

Bunded oil storage tank. Oil fired central heating boiler. Plumbed for washing machine and dryer. Door to rear access lane.

Agents Notes

SERVICES Mains water, electricity and drainage installed. Oil fired central heating. INCLUSIONS Fitted carpets. RATES Rateable value £164. Approx rates payable gross £1579.57 (inclusive of water rates) 2024/2025. POSSESSION FREEHOLD VACANT POSSESSION ON COMPLETION. VIEWING Strictly by appointment through the Agent, Harmony Homes. OFFERS Strictly through the Agent, Harmony Homes.

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