



ASKING PRICE

£795,000



THE DETAILS



4



2



2



Frontignac

Shore Road, Port Erin

£795,000

call in today or visit www.blackgracecowley.com for more details

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

PROPERTY DETAILS FOR
Frontignac, Shore Road, Port Erin

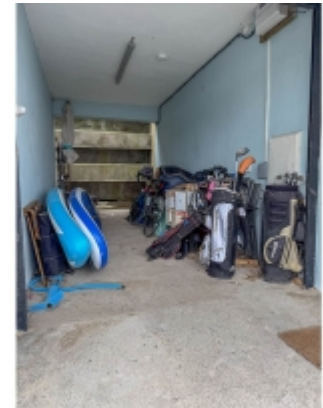


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THE DESCRIPTION

- Beach side home set out over three floors, ideal family home or holiday let
- Planning permission for Tourist Use, successfully rented out on short lets through Island Escapes
- Stunning panoramic views over Port Erin Bay, Bradda Glen and Milner's Tower
- Ground floor Kitchen Breakfast Room, Cloakroom
- First floor Lounge with Balcony overlooking the beach, Guest Bedroom and Family Bathroom
- Second Floor Master Bedroom with En Suite Bathroom and 2 further Bedrooms
- Single Garage with electric roller shutter door
- Gas fired central heating
- No onward chain

THE PROPERTY

Black Grace Cowley are delighted to bring Frontignac, Shore Road, Port Erin to the market. This beach side home laid set out over three floors would make an ideal family home or holiday let with stunning panoramic views over Port Erin Bay, Bradda Glen and Milner's Tower. Frontignac is currently an officially registered successful holiday let, fully managed by local award winning company Island Escapes, with future bookings throughout 2025. Island Escapes are able to continue to manage it for a new owner this making it an excellent investment opportunity. Statements and financial performance are available on request.

To the ground floor is a large open plan Kitchen Breakfast Room fitted with a contemporary range of grey wall, base and drawer units and kitchen island with contrasting Silestone work tops. Integral appliances to include oven, induction hob, hot water tap, dishwasher, wine fridge, fridge and freezer. The dining area can comfortably fit a table and chairs for 6 people. Laminate wood effect flooring. Cloakroom off the kitchen diner.

Take the stairs up to the first floor where the Lounge can be found with double fronted windows providing superb views across Port Erin Bay with access out onto a good sized covered balcony with seating area. Under stairs storage. Also on this floor is the Family Bathroom fitted with a contemporary white suite with panelled bath, pedestal sink, walk in shower and W.C. Heated towel rail, tiled floor, tiled walls and extractor. From the lounge is a good sized Guest Bedroom with built in wardrobe.

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Take the stairs up to the second floor which provides access to three further bedrooms. To the front of the property is the spacious Master Bedroom with unrivalled views over Port Erin Bay and the headland beyond, on a good day you can see the Mourne Mountains in Ireland! Door to En Suite Bathroom fitted with a white contemporary bathroom suite comprising panelled bath, walk in shower, pedestal sink and W.C., mirrored vanity unit, heated towel rail and tiled floor. Bedroom 2 is situated at the rear of the property, is a good sized double bedroom, currently set out with twin beds and high ceilings. Bedroom 3, also at the rear is a good sized double bedroom with high ceilings. The roof light on the top floor provides plenty of natural light to filter down the staircase.

Back on the ground floor, there is a door out to the side of the house and then a door out to the front where there is a small walled area and access to the garage. The Garage has an electric up and over roller shutter door, perfect for storing bicycles, sports equipment and paddle boards useful for those beach days. At the rear of the garage is an external uncovered storage area with access around to the side of the house.

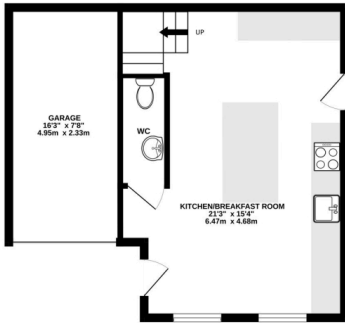
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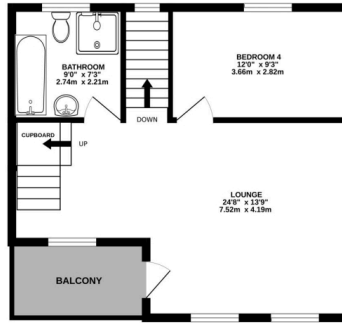
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FLOORPLAN

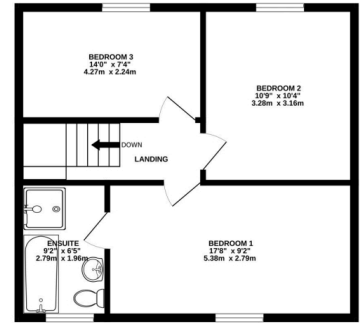
GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
441 sq.ft. (40.9 sq.m.) approx.



2ND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 1369 sq.ft. (127.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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