



ASKING PRICE

£895,000



## THE DETAILS



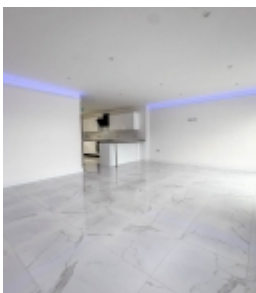
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## The Boathouse

### Shore Road, Port Erin

### £895,000

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

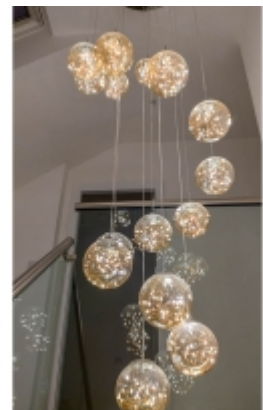
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# The Boathouse, Shore Road, Port Erin



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## THE DESCRIPTION

- Stunning newly built eco beachfront property
- Panoramic views over Port Erin Beach, Bay and towards Bradda Head/Milner Tower
- Entrance Hall, Tandem Garage
- 3/4 Bedrooms, 1 En Suite and 2 Bathrooms
- Open-plan Kitchen Diner Lounge, Study/Bedroom 4
- Built to exceptional standards making for a very energy efficient home
- Air Source Heat Pump, Underfloor heating, Hardwood Double-Glazed Sliding Sash windows
- Private Beach-front garden, 1<sup>st</sup> Floor Rear Terrace
- Viewing highly recommended

## THE PROPERTY

Black Grace Cowley are delighted to offer this unique opportunity to purchase The Boathouse, a newly constructed semi-detached beachfront property in Port Erin. Situated just a stone's throw from Port Erin Beach and within close proximity of The Cosy Nook, Byron's, The Bay and Foraging Vinters. The property benefits from an Air Source Heat Pump and underfloor heating to the Ground Floor, First Floor and bathrooms, highly insulated throughout (superior to current building regulation requirements, and benefits from 'comfy' electricity tariff (off peak), making this a highly energy efficient home.

Entering the property via the composite front door which leads into a stunning entrance hallway with marble effect tiled flooring, a steel staircase with glass balustrades and open wood treads maximises natural light in the stairwell from the roof Velux. Off the entrance hall is a modern wet room style bathroom fitted with a walk-in shower, wash hand basin with vanity storage below and WC. Bedroom 4/Study is situated at the end of the entrance hall with the marble tiled flooring continuing through, this bedroom is complemented by a roof light with LED strip lighting. The tandem garage extending to 30ft can be accessed from Bedroom 4 and the Entrance Hall.

Situated on the first floor is an exceptional L-shaped open plan kitchen/diner/lounge fitted with a modern kitchen with black quartz worktops, integrated appliances include an induction hob, oven and extractor fan, washing machine/dryer, fridge-freezer and dishwasher, the units extend round creating a breakfast bar, ideal for socialising and dining, plinth and coving colour changing lighting. To the front are bi-fold doors with a Juliette balcony which enjoys uninterrupted views over the Bay and towards Bradda Head. Off the kitchen to the rear is an enclosed terrace with a walk-on glass floor, which provides light into Bedroom 4, there is strip lighting providing a lovely feature in the evening.



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On the second floor are 3 superbly sized double bedrooms, all with alcoves for fitted wardrobes. Bedroom 1, situated to the front of the property, has a feature arched window which enjoys panoramic views of the Beach, Bay and up towards Bradda Head, this bedroom is complemented by an en-suite shower room fitted with a contemporary suite comprising corner shower cubicle, wash hand basin with vanity storage below and an illuminated mirror above and WC. Bedroom 2, situated to the rear, is a lovely dual aspect room with Bedroom 3 being situated at the front and enjoying stunning views. The family bathroom is fitted with a modern suite comprising of a panelled bath with shower over, wash hand basin with vanity storage below and a Bluetooth speaker enabled illuminated mirror above and a WC. Family bathroom and en-suite have electric underfloor heating, including Wi-Fi and timer control.

Externally, the property benefits from a private beach fronted garden across the road with decking and established shrubs providing additional privacy. A tandem garage provides parking for up to two vehicles with an electric up and over door to front and extends to approximately 30 ft.

Black Grace Cowley are able to provide further details upon request regarding the building specification.

Offered for sale with no onward chain. Air Source Heat Pump. Hardwood double glazed sliding sash windows throughout.

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# FLOORPLAN





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# The Boathouse, Shore Road, Port Erin

## Disclaimer

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