



carter moon
property sales & lettings

55 Victoria Street
Douglas
Isle of Man
IM1-2LA



WOODLEA, BRADDA EAST PORT ERIN

£499,950

- Charming extended 1907 Semi-Detached family residence
- Offers beautiful panoramic countryside & coastal views
- Situated 5 minutes drive from Port Erin village & beachfront
- 3 Elegant reception rooms
- Well fitted modern Kitchen
- 4 Bright & airy bedrooms (Master En-suite bathroom)
- Attic / hobbies room
- Family bathroom & Utility room / WC
- Lovely gardens with pond & summer house
- Automated garage & driveway
- Internal inspection highly recommended

Key Features

4

2

3

Full Description

Full details & measurements are as follows -

GROUND FLOOR

Canopied front entrance with night light. Delightful courtyard.
Solid wooden door leading to -

ENTRANCE PORCH

Hanging cloak rail. Coved ceiling. Ceiling light. Glass paned inner door.

FAMILY / SUN ROOM (26ft 2 - 10ft 4)

Delightful bright and airy room with sliding uPVC door to sun terrace which provides spectacular distant coastal and countryside views. Attractive solid wooden flooring, Coved ceiling. Ceiling downlighting. Fitted book shelving and glass display cabinets to one wall. Central modern wall mounted fireplace. SAT connection. Multiple power sockets. Door through to lounge & dining room.

WASHROOM / CLOAKROOM (8ft - 5ft 7)

Fitted with a modern vanity suite comprising basin unit with chrome mixer tap and low flush toilet. Ample storage cupboards. Horizontal radiator. Wall mounted mirror and lighting. Generous hanging cloaks rail. Matching solid wooden flooring. Natural light.

LOUNGE/DRAWING ROOM (18ft 10 - 17ft 10)

Fabulous inglenook style fireplace set on tiled slips with decorative mantle surround. Decorative coved ceiling. Wall mounted lights. TV and satellite connection. Multiple power points. Large dual aspect windows that provides uninterrupted countryside, Rowany golf club and coastal views.

DINING ROOM (16ft 10 - 11ft 9)

Ample space for 8 seater dining suite. Plate rail. Coved ceiling. Multiple power sockets. Built in cupboards. Front courtyard aspect. Turning staircase to upper floor. Opening to

KITCHEN (12ft 2 - 8ft 8)

Lovely country style kitchen that's fitted with a good range of solid wooden base, wall and drawer units, generous worksurfaces incorporating 1.5 bowl sink with mixer tap and drainer. Tiled splash backs. Glass display cabinets and corner shelving. Attractive ceramic tiled flooring. Spice rail. Appliances include four ring gas cooker with filter hood above. Built in eye level oven/grill and microwave. Integrated dishwasher. Power sockets. Internet and telephone connection. Arched opening to

UTILITY / SCULLERY ROOM (10ft 10 - 10ft)

Matching ceramic tiled flooring. Plumbed for washing machine and space for fridge freezer. Worktops. New Worcester oil fired central heating boiler. Period ceiling clothes drying rack. Door to gardeners toilet with ample shelving space. Wooden stable doors to front court yard.

FIRST FLOOR

HALF LANDING

Coved ceiling. Smoke alarm. Power sockets.

FAMILY BATHROOM (10ft 2 - 8ft 3)

Spacious bright and airy bathroom that is fitted with a three piece suite comprising a P shaped deep bath unit with thermostatic power shower and screen, vanity sink unit with storage cupboards and low flush toilet. Heated towel rail. Attractive tiled walls and flooring. Deep set built in linen cupboard with slatted shelving and houses a mega flow system. Downlighting. Under floor heating.

MAIN LANDING

Under stairs storage cupboard. Door and staircase to attic/hobbies room.

BEDROOM 1 (16ft 6 - 15ft 2)

Fabulous sized room with built in wardrobes to one wall. Coved ceiling. Loft hatch. Multiple power sockets. Dual aspect windows that provide panoramic country and coastal views.

ENSUITE BATHROOM (10ft 8 - 6ft 10)

Fitted with luxurious suite comprising shower area with chrome shower attachments and screen, deep bath, bidet and low flush toilet. Attractive tiled walls and flooring. Mirror medicine cabinet with over lighting. Horizontal radiator / towel rail. Multiple downlighting. Under floor heating. Plenty of natural light.

BEDROOM 2 (11ft 8 - 11ft 4)





Tenure	Freehold
Floor Area	
Directions	Heading into Port Erin village along Station Road, as you come to the The Promenade proceed to the top, passing Rowany Golf Club on your right towards Bradda East. Continue along Bradda East passing the farm on your left hand side where you come to the bend by Cronk Hunna. At the bend there is a country lane (Rocky Road) where Woodlea is located a further 100yards along on the right hand side.
Viewings	All viewings must be accompanied by a representative of Carter Moon Estate Agency. To book an appointment please contact us on (01624) 626123 or alternatively email info@cartermoon.com
Services	All main services connected. Oil fired central heating / uPVC double glazing. (New boiler installed in 2022) Under floor heating (Bathrooms & Attic / Hobbies room)
Possession	Freehold. Vacant upon completion of sale.
Inclusions	Floor coverings, blinds, light fittings & certain white good appliances.
Rates payable	For all recent rates figures please contact the rates department on (01624) 685661
Please note	Information & work done by current owners over the years <ul style="list-style-type: none"> * Original house dated back to 1907 * Two-story extension done in 1977 * New patio door installed 2007 * Attic Conversion July 2009 * Cavity Walls injected with poly bead insulation and loft insulated 2009 * Bedroom and en suite conversion 2012 * Hot water cylinder changed from gravity fed to pressurised system - May 2012 * Kitchen and utility floor tiled - February 2014 * Carpets in most rooms replaced - January 2016 * Carpets in master bedroom replaced - April 2016 * Utility room flat roof replaced, rubber with a 20 year guarantee - July 2016 * Dishwasher replaced with NEFF dishwasher - December 2016 * Powered hormann garage door fitted - January 2018 * Skirting radiators in the lounge replaced with conventional radiators - February 2018 * Worcester Bosch Greenstar 18/25 central heating boiler with Greenstar filter system 7 years warranty - November 2022