



ASKING PRICE

£625,000

THE DETAILS

 4  4  2



Seacliffe, Old Castletown Road
Port Soderick
£625,000

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
Seacliffe, Ballaveare, Port Soderick



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THE DESCRIPTION

- Immaculately presented semi detached property
- Contemporary interior extensively refurbished in 2021
- Bay window lounge with sea views
- Separate Sitting / Dining Room with fitted wine bar
- Modern Kitchen with Utility Room
- 4 Bedrooms with the potential for 5, 4 Bath / Shower Rooms
- Detached ancillary accommodation with letting potential
- Manicured landscaped plot

THE PROPERTY

Seacliffe is an immaculate 4 bed semi-detached Victorian house built circa 1860 in Ballaveare on Old Castletown Road which is a charming part of Port Soderick with many very prestigious properties. Port Soderick Glen Road is 300m away. On the right this leads to Port Soderick Glen, a Manx National Glen of some 15 acres with walks that lead to Port Soderick Bay beach. Port Soderick Railway Station is half way down this road where the Isle of Man Steam Railway with its original carriages and dining car passes by from Douglas to stations in the South. On the left this road leads to Marine Drive with its amazing views across to Wales and Cumbria. This road also leads to the registered Port Soderick Dark Sky Discovery Site where stargazing and the Northern Lights may be seen from the upper car park.

Seacliffe is set back behind a Manx stone wall and double black and gold metal gates leading to an 11 metre (36 feet) block paved driveway. It has sea views to the front and fields to the rear, benefitting from extensive refurbishment in 2021 with additional ancillary accommodation suitable for multi-generational family living or holiday let potential. Port Soderick is a popular village location within easy travelling distance to the centre of Douglas only 6.4 km (4 miles) away and Ronaldsway Airport some 8.4km (5.2 miles) away.

GENERAL

The works completed include, but are not limited to –

Seacliffe, Ballaveare, Port Soderick

- Fully re-rendered/painted throughout
- New Soakaway – in front garden to Regulation standards
- Replacement guttering throughout
- Replacement German Kommerling Windows throughout
- Replacement Solidor Doors Front and Back with Ultion locks
- Driveway Gates made in Portugal, fitted by Island Ironcraft
- Driveway replaced with block paving
- New External Worcester Bosch Greenstar Danesmoor 25/32 Boiler
- New Oil Tank 1450 litres with Watchman
- New radiators and central heating pipework throughout
- New Brinton Majestic Velvet carpets throughout
- Rear Garden Victorian Tropical planting
- Victorian style driveway lighting
- Drive power point and outside tap
- Lofts Lagged to Regulations
- Planning Permission approved for a further extension to side of house Ref: 95/00087/B

KITCHEN

- Philip Charles Kitchen (Sheraton Suite) with solid wood worktops installed
- Bosch oven, hob, extractor hood, dishwasher and fridge/freezer included
- Karndean flooring
- Victorian replica ceiling rose
- Double radiator

leading to:

UTILITY ROOM

- Karndean flooring fitted
- Single radiator

with sliding door to:

SHOWER ROOM FULLY TILED

Seacliffe, Ballaveare, Port Soderick

- Grohe WC and Washbasin
- Mira ERD Thermostatic Bar Valve double head shower
- Karndean flooring fitted

DINING ROOM

- Victorian replica plaster coving, ceiling rose and chandelier
- Wine bar with Pooil Vaaish black limestone/Victorian style tiling/CDC double wine cooler
- Double radiator

SITTING ROOM

- Electric Flamerite Aubade 600 fireplace and fire
- Cubbin and Bregazzi Bay drapes
- Original Victorian door
- Chandelier
- 2 Double Radiators

GROUND FLOOR HALL

- Victorian replica plaster coving and 2 ceiling roses with chandeliers
- Double radiator

Stairs leading to:

MAIN BATHROOM

- Fully tiled with corner bath, washbasin and WC
- The airing cupboard houses the Telford unvented hot water cylinder
- 2 Double radiators

FIRST FLOOR

BEDROOM 2 WITH SEA VIEWS

- Original Victorian Fireplace and door
- Double radiator

BEDROOM 3 LEADING ONTO A TERRACE HAVING RURAL VIEWS

- Original Victorian Fireplace and door
- Single radiator

BEDROOM 4 WITH SEA VIEWS

- currently used as a Dressing Room with a 2.5m (8ft) run of Cubbin & Bregazzi wardrobes
- Double radiator

TOP FLOOR HALL WITH VELUX WINDOW AND AIRING CUPBOARD

MASTER BEDROOM WITH SEA VIEWS FROM 2 WINDOWS WHICH COULD BE CONVERTED TO 2 ROOMS

- Cubbin & Bregazzi wardrobes
- 3 Double radiators

TOP FLOOR SHOWER ROOM FULLY TILED WITH VELUX WINDOW

- Mira ERD Thermostatic Bar Valve double head shower
- Double radiator

TOP FLOOR BATHROOM FULLY TILED WITH VELUX WINDOW

- Bath, washbasin and WC
- Double radiator

COTTAGE IN REAR GARDEN

Seacliffe, Ballaveare, Port Soderick

- Planning Permission for Ancillary Accommodation granted under Ref: 21/00963/B
- Re-roofed with slate and insulated to Building Regulations
- Rendered and painted
- German Kommerling windows fitted with double Patio Doors
- German Kommerling Fire Exit Window on first floor for Building Regulations
- Brinton Majestic Velvet carpet (as in house) for top floor currently in storage
- 4 Velux Windows
- Views across farmland at the rear

Although fully completed externally, The Cottage requires internal fit out and finishing which includes wall and floor finishes, kitchen units, shower room and a heating system. Interested parties are invited to view to make their own assessment of the remaining works.

The property and garden grounds have been immaculately refurbished and maintained by the current owner and will appeal to discerning buyers looking for high standard accommodation in a private setting, yet close to Douglas and the airport.

SERVICES

Mains electricity, oil fired central heating, private drainage.

INCLUSIONS

Fitted floor coverings.

TENURE

Freehold.

RATEABLE VALUE

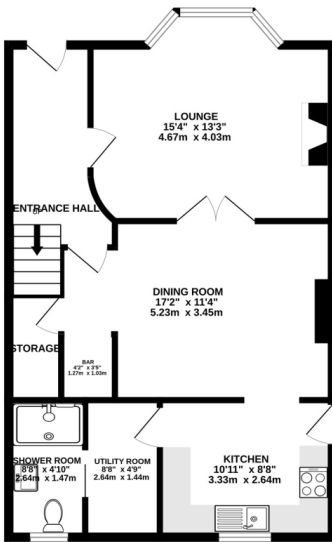
For further information contact the Rates Department on 01624 685661.

VIEWINGS

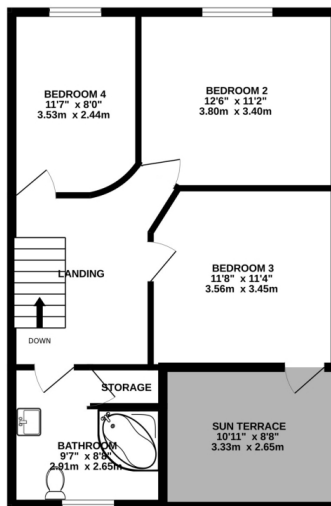
All viewing appointments strictly by pre-arrangement with the selling agent. For more details, to arrange an appointment to view or to make an offer to purchase.

FLOORPLAN

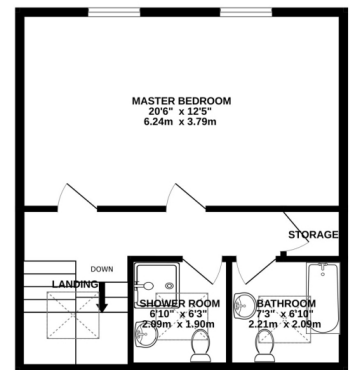
GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOP FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1646 sq.ft. (152.9 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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FLOORPLAN

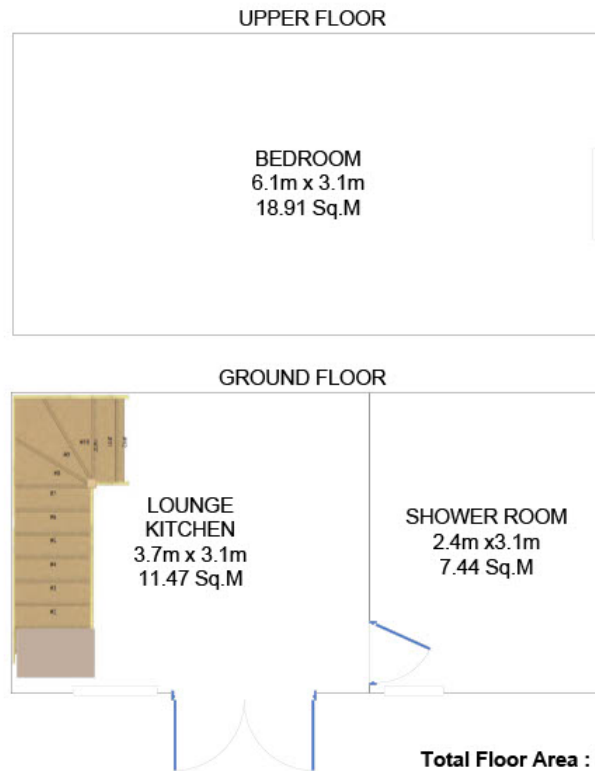
PROPOSED FLOOR PLAN

SEACLIFFFE OLD
CASTLETOWN ROAD
PORT SODERICK
IM4 1BB

CHANGE OF OUTBUILDING
USE TO ANCILLARY
ACCOMMODATION

SCALE 1:50

Note: When printing with
Adobe select Actual Size
otherwise the scaling won't
work correctly





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Seacliffe, Ballaveare, Port Soderick

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