



ASKING PRICE

£264,500

## THE DETAILS

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Porch Cottage, 27 Shore Road  
Peel  
£264,500

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

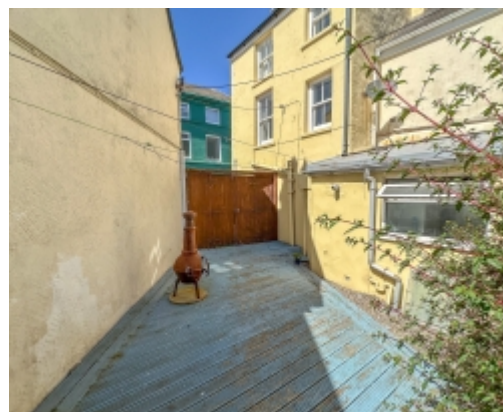
e: [peel@blackgracecowley.com](mailto:peel@blackgracecowley.com) | w: [blackgracecowley.com](http://blackgracecowley.com) | t: +44 (0) 1624 845 696

a: 9 Atholl Place, PEEL, Isle of Man, IM5 1HE





## Porch Cottage, 27 Shore Road, Peel





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## THE DESCRIPTION

- Enviably positioned beach front Cottage located on Peel promenade
- Spectacular sunset views over Peel Bay and towards Peel Castle
- Walking distance to local shops, restaurants and public amenities
- Coastal walks, sea swimming, paddle boarding and kayaking on your doorstep
- Lounge/Kitchen/Diner, Bathroom, Ensuite Shower room
- 3 Bedrooms
- Rear Yard with side access
- Gas Central Heating
- No onward chain

## THE PROPERTY

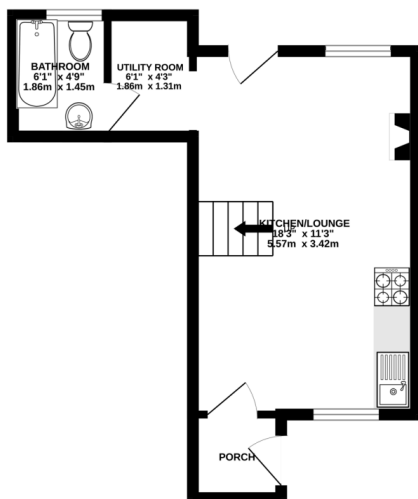
Black Grace Cowley are delighted to bring to the market Porch Cottage, an end-terrace cottage enjoying a sought after position on Peel Promenade with spectacular views across Peel Bay, Peel Castle and to the North of the Island. Centrally located with the beach, marina, shops and local amenities within easy walking distance.

Entering the property through the front porch which leads into an open plan kitchen/diner and lounge with stairs to the first floor. At the front of the property is the kitchen/diner area with base and wall units, stainless steel sink and space for a fridge and freezer, the lounge area is towards the rear with a feature fire place. Leading from the lounge to the utility area with plumbing for laundry services and downstairs bathroom which features a bath with shower over, sink, WC and a heated towel rail. On the first floor at the front of the property is a double bedroom and at the rear is a single bedroom with built in storage. On the second floor with spectacular views of Peel Castle is a spacious master bedroom with beamed ceiling and en-suite featuring a shower, sink, WC and heated towel rail.

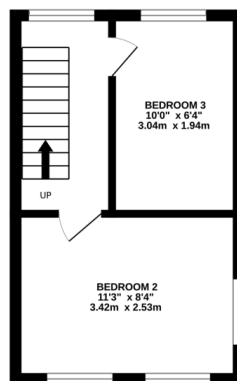
There is a generous decked yard at the rear of the property, accessed via the back door off the lounge that has double wooden gates leading onto Bridge Street. uPVC Double Glazing. Gas fired central heating.

## FLOORPLAN

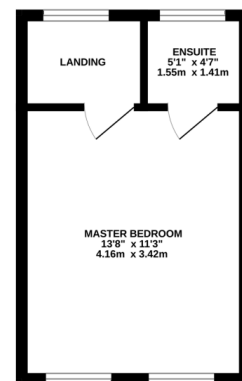
GROUND FLOOR  
276 sq.ft. (25.6 sq.m.) approx.



1ST FLOOR  
205 sq.ft. (19.0 sq.m.) approx.



2ND FLOOR  
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 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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PROPERTY DETAILS FOR

## Porch Cottage, 27 Shore Road, Peel

### Disclaimer

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