



ASKING PRICE

£1,275,000



THE DETAILS



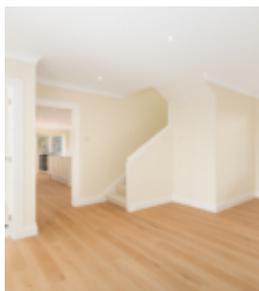
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Charnwood

Bradda West Lane, Port Erin

£1,275,000

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

Charnwood House, Bradda West Lane, Port Erin



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THE DESCRIPTION

- Newly refurbished home finished to a high standard throughout
- Elevated position with far-reaching views
- Bright, airy interiors with a well-balanced layout
- Open-plan kitchen / dining / living space forming the heart of the home
- 4 genuine double bedrooms
- 3 bathrooms, including 2 en-suite
- Private driveway with a good degree of privacy
- Landscaped rear garden with stepped design
- Elevated lawn with established shrubs and borders
- South-facing patio areas ideal for outdoor living
- Resin-bound finishes for a clean, low-maintenance exterior
- A turn-key home, well suited to family living

THE PROPERTY

A BEAUTIFULLY REFURBISHED FAMILY HOME IN AN ELEVATED SETTING

Set in an elevated position with superb far-reaching views, this newly refurbished home offers bright, spacious and well-balanced accommodation, perfectly suited to modern family living.

The property has been thoughtfully redesigned and finished to a high contemporary standard, combining clean architectural lines with a warm and welcoming feel throughout.

At the heart of the home is a luxurious open-plan breakfast kitchen, seamlessly flowing into the dining and living areas—creating a superb space for both everyday living and entertaining.

ACCOMMODATION

- Four generous double bedrooms
- Three bathrooms, two of which are en-suite
- Light-filled landing and circulation space
- Well-proportioned, practical layout throughout

OUTSIDE

The property enjoys a strong sense of privacy, approached via a surrounding private driveway.



PROPERTY DETAILS FOR

Charnwood House, Bradda West Lane, Port Erin

To the rear, the garden has been carefully arranged to take full advantage of the elevated position, featuring;

- A stepped garden design
- Elevated lawn area
- Natural shrubs and borders
- South-facing patios, ideal for outdoor dining and relaxation
- Resin-bound finishes for a clean, contemporary look

SUMMARY

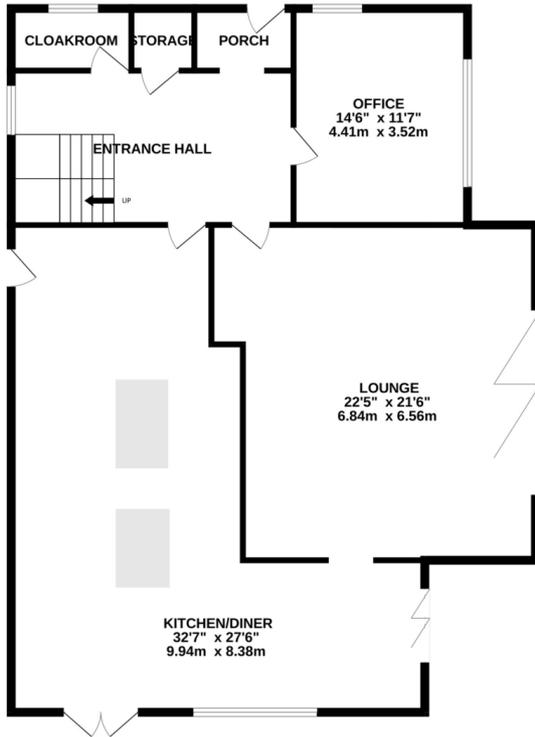
A turn-key home offering space, light and quality in equal measure—ideal for families seeking a well-finished property in a commanding and private setting.

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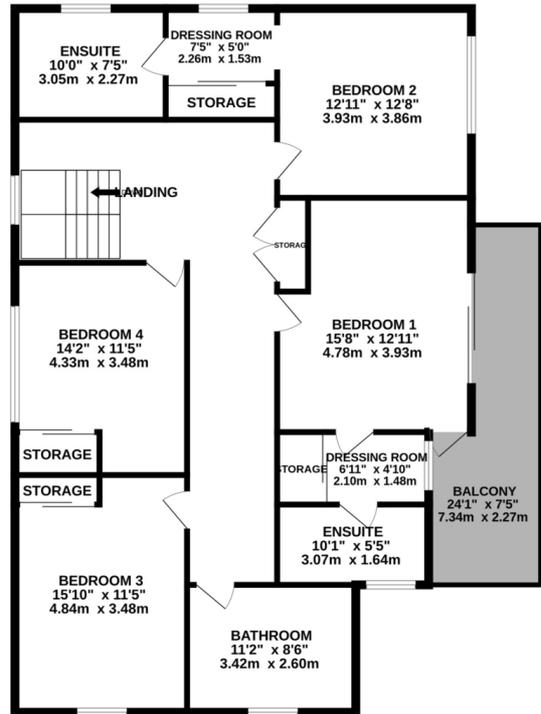
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FLOORPLAN

GROUND FLOOR
1500 sq.ft. (139.4 sq.m.) approx.



1ST FLOOR
1333 sq.ft. (123.9 sq.m.) approx.



TOTAL FLOOR AREA : 2833 sq.ft. (263.2 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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