



ASKING PRICE

£1,250,000



## THE DETAILS



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Loghtan House

Clifton Road, Port St Mary

£1,250,000

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

# Loghtan House, Clifton Road, Port St Mary









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PROPERTY DETAILS FOR

# Loghtan House, Clifton Road, Port St Mary

## THE DESCRIPTION

- Detached residence extending to approximately 4,000 sq ft
- Spectacular sea and coastal views
- Situated in a quiet cul-de-sac location offering privacy and seclusion
- Set within approximately 0.3 acres of mature gardens and grounds
- 5 versatile reception rooms offering excellent family living and entertaining space
- Large modern fitted kitchen and adjoining conservatory
- Separate laundry room and ground floor WC
- 4 Bedroom, 4 Bathroom
- Elevated position with panoramic views over the south of the Island coastline
- Potential for self-contained annex accommodation or multi-generational living on the ground floor
- Two garages, workshop and extensive storage facilities, In-and-out driveway plus designated parking area to the rear for 4+ vehicles
- Oil-fired central heating and uPVC double glazing throughout
- Just a 10–15 minute drive from Ronaldsway Airport, King William's College and Castletown
- Within easy reach of Port Erin and its picturesque beach, harbour, shops and restaurants
- A substantial family home offering significant scope for cosmetic modernisation and value enhancement

## THE PROPERTY

Black Grace Cowley are delighted to have been entrusted with the sale of Loghtan House, a substantial double-fronted detached executive residence extending to approximately 4,000 square feet and occupying a superb coastal position in one of Port St Mary's most sought-after locations.

Approached via an impressive arched in-and-out driveway, the property enjoys excellent kerb appeal and provides access to the integral garage. Steps rise to a uPVC double-glazed entrance door opening into a vestibule, which in turn leads into a magnificent reception hall. A sweeping winding staircase creates an impressive focal point and rises to the first-floor galleried landing.

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To the front of the property are two elegant bay-fronted reception rooms. The snug features a fireplace and enjoys stunning sea views, whilst the principal sitting room offers equally impressive coastal outlooks across the surrounding coastline. Further accommodation off the entrance hall includes a guest cloakroom fitted with a wash hand basin and WC, together with a separate laundry room providing space and plumbing for a washing machine and tumble dryer. The laundry room is fitted with a stainless steel sink unit and gives access to the integral garage, boiler room and a fully functional workshop situated to the rear.

An archway from the reception hall leads into the breakfast room, a bright and welcoming space which in turn opens into the kitchen. The kitchen is fitted with an extensive range of country-style wall and base units complemented by quality work surfaces, together with a range of integrated appliances. French doors open directly onto the south-west facing patio, creating an ideal space for indoor-outdoor living and entertaining. Adjoining the kitchen is a formal dining room, which connects back through to the sitting room, allowing for excellent flow throughout the ground floor accommodation.

To the rear of the property is a generously proportioned drawing room enjoying a dual-aspect outlook, feature fireplace and sliding patio doors opening onto the rear terrace. Double doors and steps descend into a spacious conservatory with a glazed roof and direct access to the gardens beyond. One of the property's most appealing features is the potential for self-contained annex accommodation. Accessed from the conservatory, the annex comprises a fitted kitchen with its own independent entrance, a luxurious bathroom with marbled-tiled walls, bath, wash hand basin, bidet and WC, together with a spacious double bedroom overlooking the rear gardens. This area would be ideal for multi-generational living, guest accommodation or those requiring additional flexibility.

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Ascending the sweeping staircase, the first-floor galleried landing provides access to three further bedrooms and the family bathroom. Bedroom three is a generous double room positioned to the rear of the property, Bedroom two enjoys spectacular sea views towards Langness, benefits from fitted wardrobes and is served by its own en-suite shower room comprising a walk-in shower, wash hand basin and WC. The family bathroom is fitted with a corner bath, wash hand basin and WC. Occupying a substantial portion of the first floor, the principal suite offers exceptional space and luxury. The bedroom enjoys breathtaking panoramic coastal views and flows seamlessly into a dedicated dressing area fitted with multiple wardrobes. Beyond lies an impressive en-suite bathroom featuring a walk-in shower, oversized sunken bath, wash hand basin, bidet and WC.

Externally, the property continues to impress. In addition to the integral garage and workshop, there is a detached garage positioned at the far end of the plot together with extensive hardstanding providing parking for at least four vehicles, accessed via a rear lane close to Port St Mary Golf Club and Pavilion. The mature gardens are fully enclosed and predominantly laid to lawn with established shrub and tree-lined borders, including a variety of fruit trees. A raised block-paved terrace with central water feature provides an attractive setting for outdoor entertaining, whilst gated access to either side of the property allows easy movement between the front and rear gardens.

Loghtan House occupies a slightly elevated position commanding spectacular views across the coastline and Irish Sea. Situated within easy walking distance of Port St Mary's picturesque harbour, beach and village centre, the property also lies just a few hundred yards from Port St Mary Golf Club. Ronaldsway Airport, King William's College, Castletown and Port Erin are all within a short drive.

Whilst the property would benefit from a degree of cosmetic modernisation, it presents a rare opportunity to acquire a substantial coastal residence of considerable character and scale in an outstanding location.

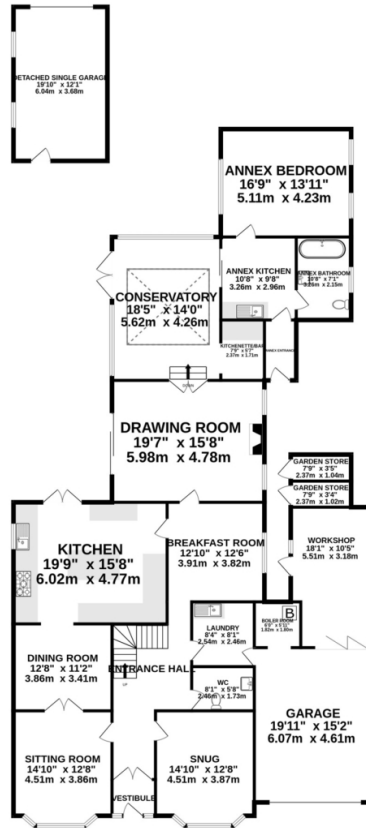
Viewing is highly recommended to fully appreciate the accommodation, plot, gardens and exceptional sea views on offer.

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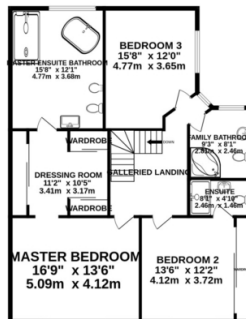
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# FLOORPLAN

GROUND FLOOR  
3143 sq.ft. (292.0 sq.m.) approx.



1ST FLOOR  
1163 sq.ft. (108.0 sq.m.) approx.



TOTAL FLOOR AREA : 4306 sq.ft. (400.0 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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