



ASKING PRICE

£1,295,000



## THE DETAILS



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Tramman

5 Beach Road, Port St Mary

£1,295,000

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

e: [hello@blackgracecowley.com](mailto:hello@blackgracecowley.com) | w: [blackgracecowley.com](http://blackgracecowley.com) | t: +44 (0) 1624 645555

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













# Tramman, 5 Beach Road, Port St Mary



## THE DESCRIPTION

- Substantial executive French oak framed detached property
- 5 double Bedrooms, 3 Reception Rooms
- Detached Double Garage with Annex above
- Stunning gardens with panoramic views out towards Cregneash, Port Erin and up towards the Sloc & South Barrule
- Underfloor heating throughout with solar heating to a 4000 litre thermal store Technical Specification
- Triple glazed windows with Argon gas filled cavity "Scottish" standard windows
- Cat5 cabling for TV and computers
- Fibre broadband for WiFi
- Engineered oak floor boards to prevent warping with underfloor heating, with a 6mm oak veneer
- Worcester heat exchanger/aircon in open plan living/kitchen

## THE PROPERTY

Black Grace Cowley are delighted to offer Tramman on Beach Road in Port St Mary to the market. This beautifully extended cottage, part stone, part Oak frame, detached executive house sitting in approximately 1.2 acres of land consisting of formal gardens, off street parking and a private paddock to the rear.

Upon entering the property there is a spacious entrance hall with a solid oak staircase leading to the first floor of the entrance hall and an atrium style window. To the right is a door into a snug with a log burner. Off the snug is access into a home office and a third reception room, which the previous owners used as a gym or could be used as a guest fifth bedroom with a modern en suite shower room to the rear. Also off the entrance hall is a downstairs WC and then an oak frame door leading into the open plan kitchen dining area, which has a large bay window with built in seating area. The kitchen is fitted with a range of modern units with a large island, laminate worktops, integrated appliances and a tiled floor. Off the kitchen diner is a built in pantry cupboard with double doors, giving access into the boiler room, which houses the MegaFlow hot water cylinder and wall mounted gas boiler. Open plan continuation from the kitchen diner, through into a triple aspect living space with double height windows looking onto the gardens and grounds. Two sets of patio doors giving access to the outside space. Solid wood floors throughout the dining and living area. Door giving secondary access via a spiral staircase leading to the master suite.



PROPERTY DETAILS FOR

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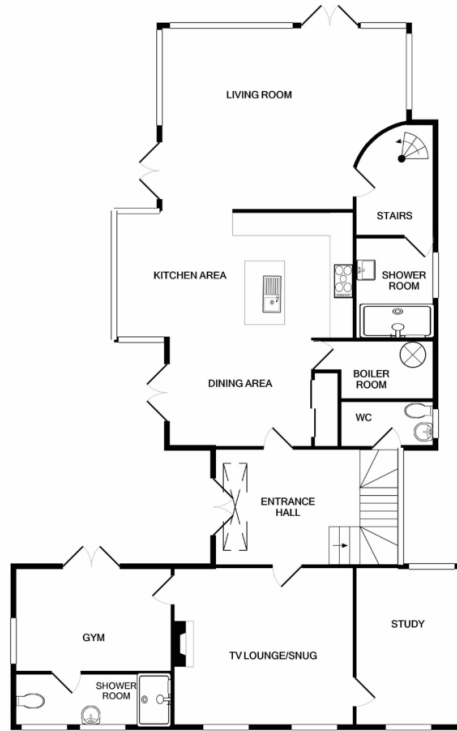
Taking the stairs up to the first floor there is a galleried landing with full height double glazed windows and Velux offering plenty of natural light. Off the landing area, there are three good sized double bedrooms, two of which are located in the original cottage side of the property and one in the newly extended part of the house. Family shower room with walk in wet room style shower cubicle, wash hand basin, WC, fully tiled walls and floor. Finally, at the end of the first floor landing, is a door into the master suite, which is a large triple aspect double bedroom with two sets of fitted wardrobes which enjoys views over grounds. A door giving access out to a private roof terrace and then a secondary door giving access to the en-suite WC which is fitted with a WC and contemporary wash hand basin and vanity unit. A spiral staircase leads down to the master bedroom's en-suite bathroom, which has been finished to a contemporary design with a walk-in shower, freestanding bath. There is access to this bathroom from the ground floor. The property benefits from double glazing and underfloor heating throughout the property. In addition to the main house there is a detached double garage, which has an electric door to the front, double glazed windows to the side with a large workshop area to the rear. An external staircase at the back of the garage leading up to the first floor, which accommodates a self-contained annex with a modern kitchenette, shower room and a large open plan living and bedroom space. Three Velux windows and a double glazed window to front aspect.

The grounds of the property are gated with a driveway leading to a gravelled parking area for several vehicles. Beach style herb garden with footpath and steps leading up to the principal lawns with a greenhouse, shed, mature shrub and tree lined borders and access through the trees into the property's paddock at the rear. The paddock is fenced to all four sides and surrounded by agricultural land with the quirk of the Isle of Man's Steam Railway, in the not too distant view. Within a 10 minute walk of Gansey Beach and Port St Mary Village, 10 minute drive to the Sound Cafe, King Williams College and the airport.

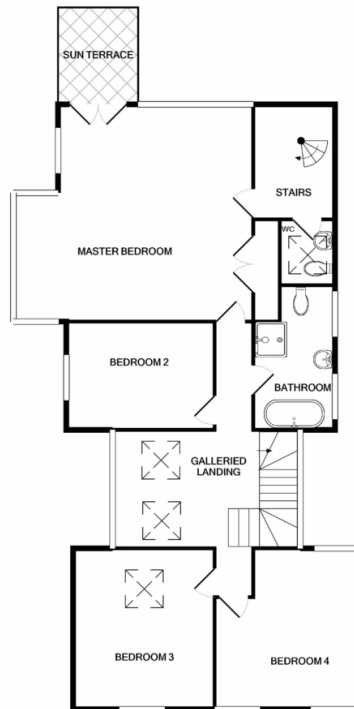
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# FLOORPLAN



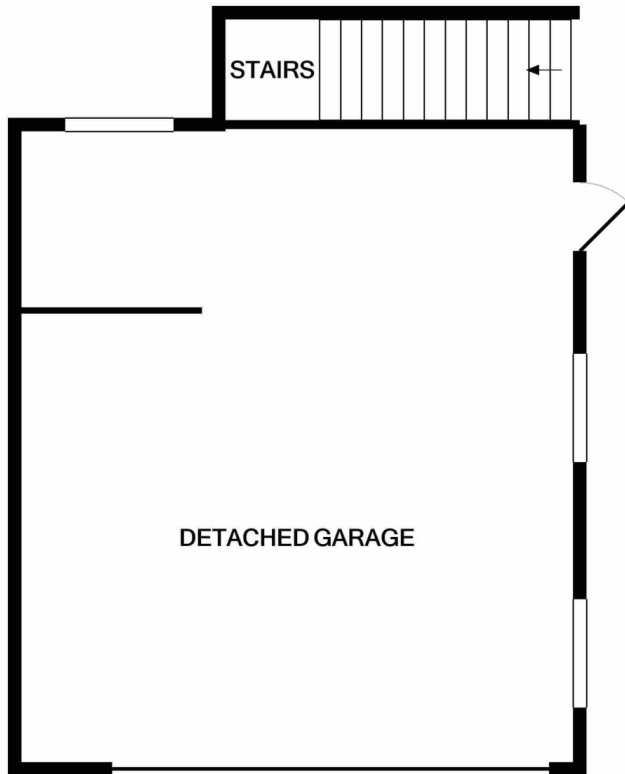
GROUND FLOOR



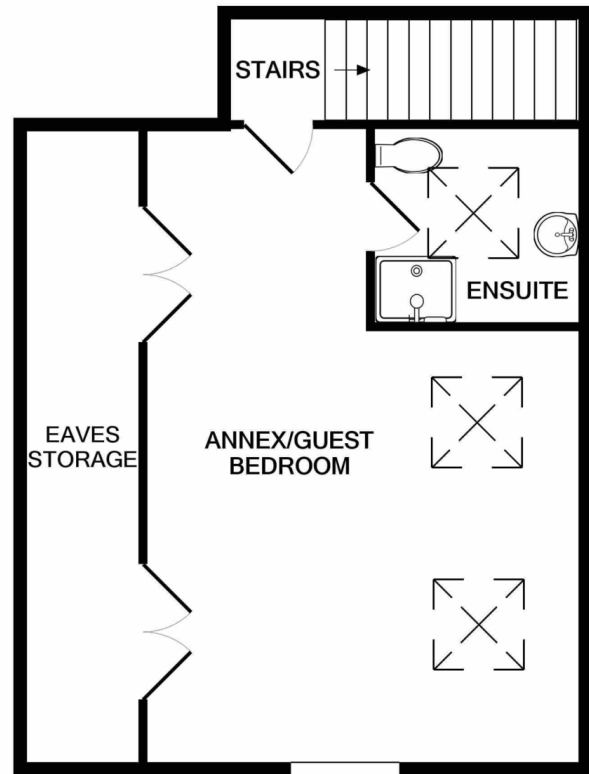
1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
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## FLOORPLAN



GROUND FLOOR  
APPROX. FLOOR  
AREA 533 SQ.FT.  
(49.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 535 SQ.FT.  
(49.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1067 SQ.FT. (99.2 SQ.M.)

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