



ASKING PRICE

£1,895,000

## THE DETAILS



Highfield

Mount Gawne Road, Port St Mary

£1,895,000

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

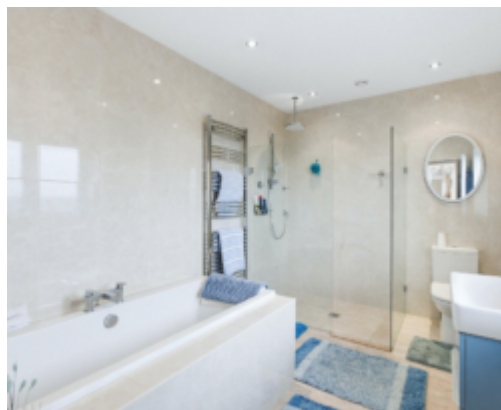
a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD



















## THE DESCRIPTION

- Gated detached 2,800 sq.ft Executive Home
- With additional 1,200 sq.ft Garage/Home Office/Gymnasium
- Situated in a sought after location just off Gansey Bay and panoramic rural and sea views to all sides
- 4 Reception Rooms including a large I-shaped Conservatory
- Large high quality Kitchen Diner, Utility Room
- Additional external storage & laundry room
- 4 large En-suite Bedrooms
- Landscaped and Private south facing gardens
- Off street parking for several vehicles
- No onward chain

## THE PROPERTY

Black Grace Cowley are delighted to offer Highfield to the market, this stunning detached executive residence sits within its own gated grounds just off Gansey Bay. The property has been maintained to an exceptional standard by the current vendors. The principle dwelling extends to approx. 2,800 sq.ft. In addition to this, there is a detached double garage with home office/gymnasium above which is 1,000 sq.ft and an additional single garage which is 150 sq.ft taking the entire estate to approx. 4,000 sq.ft in total.

The property sits in an elevated position with spectacular panoramic rural and sea views from all four sides of the property. Upon entering the grounds, there are electric double gates for vehicles which provides access to the block paved driveway with off street parking for 3-4 cars. An additional side gate provides access to the footpath and steps leading up to the entrance of the property.

The entrance hall is a vaulted double height aluminum glazed stunning space with views across the local countryside with a turning staircase leading up to the first floor, under the stairs there is a guest WC. Off the entrance hall there is a door into the large living room and family room, two reception rooms that merge together offering a triple aspect view and natural light, a set of double glazed doors giving access out to a pagoda covered patio area. From the living room arched double doors lead into the home office, where a set of double doors provide access into the I-shaped conservatory. A spacious room with a fully glazed roof and double glazed windows to all sides with a set of French patio doors that provide access to the raised patio area. The conservatory then leads round to the snug, which is fitted with a media unit with electric feature fireplace, a double glazed window to the front aspect and a door providing access to the kitchen diner.

## Highfield, Mount Gawne Road, Port St Mary

The Kitchen diner has been finished to an exceptional standard with a range of wall and base units, integrated appliances and Quartz worktops. Ample space in the middle of the room for a large dining table and chairs. Off the kitchen diner, is the utility room, which is fitted out to an exceptional standard with space and plumbing for washing machine, tumble dryer and a double glazed window to the rear aspect. Off the kitchen diner, there is a door giving access out to the rear garden.

Taking the stairs up to the 1st floor, there is a galleried landing making the most of the double vaulted entrance hall with four skylights offering plenty of natural light, off the landing are four en-suite bedrooms. The stunning dual aspect master suite is situated to one end of the hallway with three uPVC double glazed windows and a large en-suite bathroom with a bath, shower cubicle, wash hand basin and WC. Bedroom 2 is situated on the southern end of the property with dual aspect double glazed windows and an en-suite shower room. Bedroom 3 has views across the land to the rear and towards Port St Mary, and also benefits from an en-suite bathroom. Bedroom 4 has the same views as 3 and also has the benefit of an en-suite shower room.

Externally, the property benefits from a fantastic centrally heated double garage with fully tiled floors, an electric door to the front and a double glazed window to the rear with a staircase leading up to the first floor. The first floor, currently used for dual purposes as a large home office and gym. There are four Velux windows offering plenty of natural light and two additional windows providing south and west facing views across the surrounding countryside. There is a detached single garage on the opposite end of the property which benefits from vehicular access via a set of double gates and provides additional parking to the front, an up and over door perfect for garden storage. There is also a detached storage / laundry room, which has power & plumbing for additional washing machine at the rear of the property

The grounds are fully walled to the front and sides, with a timber fence to the rear, the grounds have been fully landscaped to the front and rear. There is an external raised patio area with a pagoda covering and glass screens offering protection, a fantastic outside space for the late evening sun. There is a paved footpath and block paved patio to the rear, all linking the grounds to both the front, side and rear of the property.



PROPERTY DETAILS FOR

## Highfield, Mount Gawne Road, Port St Mary

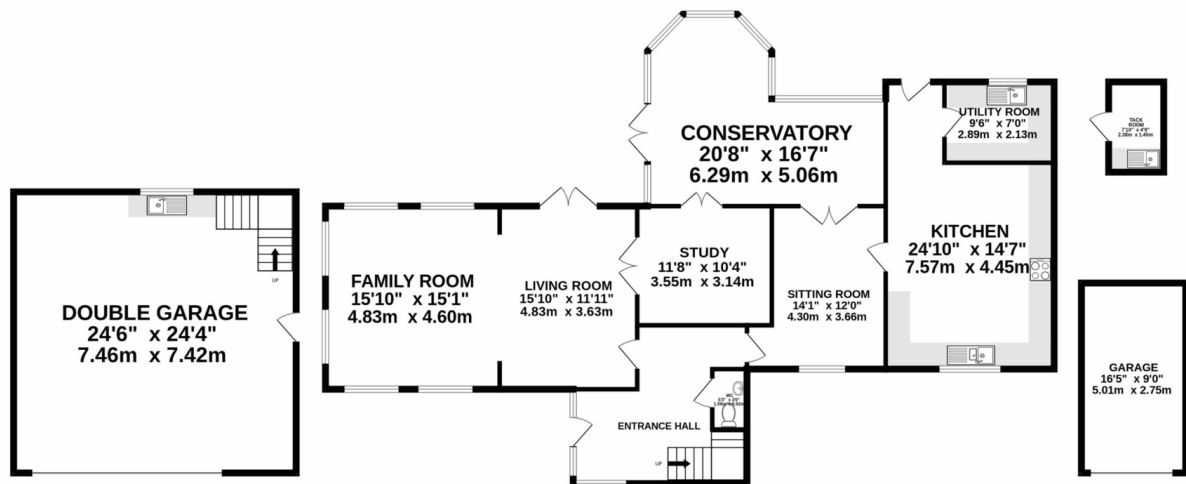
Highfield is located within easy walking distance of Gansey Bay and The Shore Hotel, and just a short distance from both Port St Mary and Port Erin. To truly appreciate the location and positioning of the property, please call Black Grace Cowley to arrange a viewing.

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

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

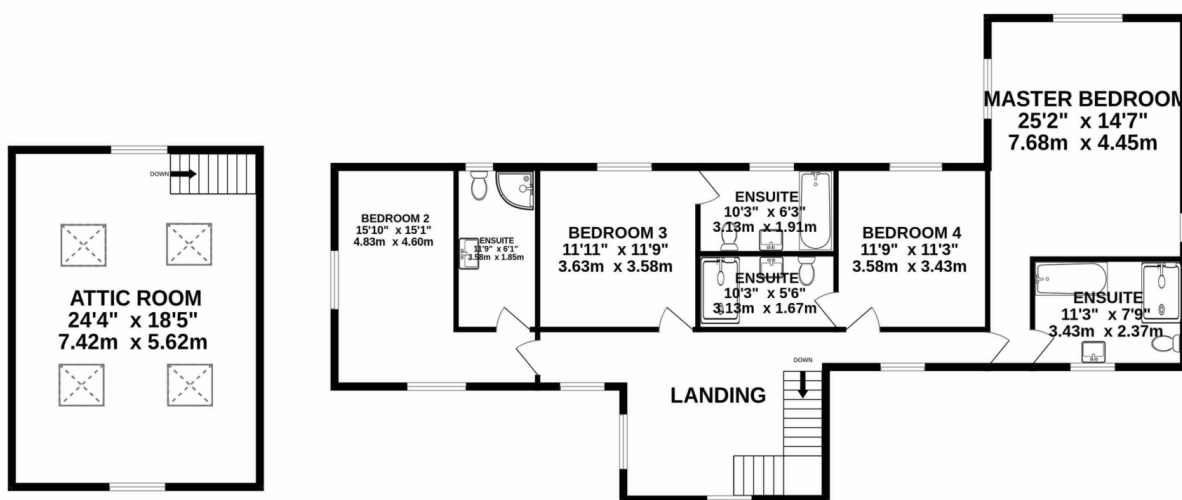
## FLOORPLAN

GROUND FLOOR  
2275 sq.ft. (211.3 sq.m.) approx.



## FLOORPLAN

1ST FLOOR  
1690 sq.ft. (157.0 sq.m.) approx.





PROPERTY DETAILS FOR

# Highfield, Mount Gawne Road, Port St Mary

## Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.

Neither the vendor nor Black Grace Cowley (the firm), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein.

The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

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

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