



£439,950

West View, Surby Road, Surby, IM9 6TA

Traditional Manx Former Farmhouse in a Pleasant Location on the Way to Fleshwick Bay.
Enjoying Pleasant Distant Sea Views Across the Garden & Field Opposite.
A Short Drive to Port Erin Village with its Sandy Beach, Shops & Many Amenities.
Easy Access to Ronaldsway Airport with Beautiful Country Walks All Around.
Lounge & Interlinking Study/ Dining Room. Breakfast/ Family Room with Kitchen & Utility Off.
Family Bathroom & 3 Double Bedrooms, 1 with a Dressing Area & En Suite Shower Room.
Oil Central Heating, uPVC Double Glazing, Fibre Broadband. Primarily Energy Saving 12v LED's.
Detached Single Garage, Enclosed Front Lawn and Secure, Low Maintenance Rear Yard.
Offered with the Benefit of No Onward Chain. Popular Semi Rural Location.



*** INTERIOR PROFESSIONALLY CLEANED & REDECORATED THROUGHOUT - AUGUST 2022 ***

DIRECTIONS

From Ronaldsway Airport, head south to Colby. Travel through the village along the A7 Ballagawne Road, passing the pub and Spar shop. Continue through Ballakillowey crossroads on to the Ballachurry Road. At the corner, turn sharp right onto the A32 and follow the road around, taking the first right turn onto Surby Road and continue along for approximately 0.4 miles. West View will be found just after the triangular green, on the right hand side of the road.



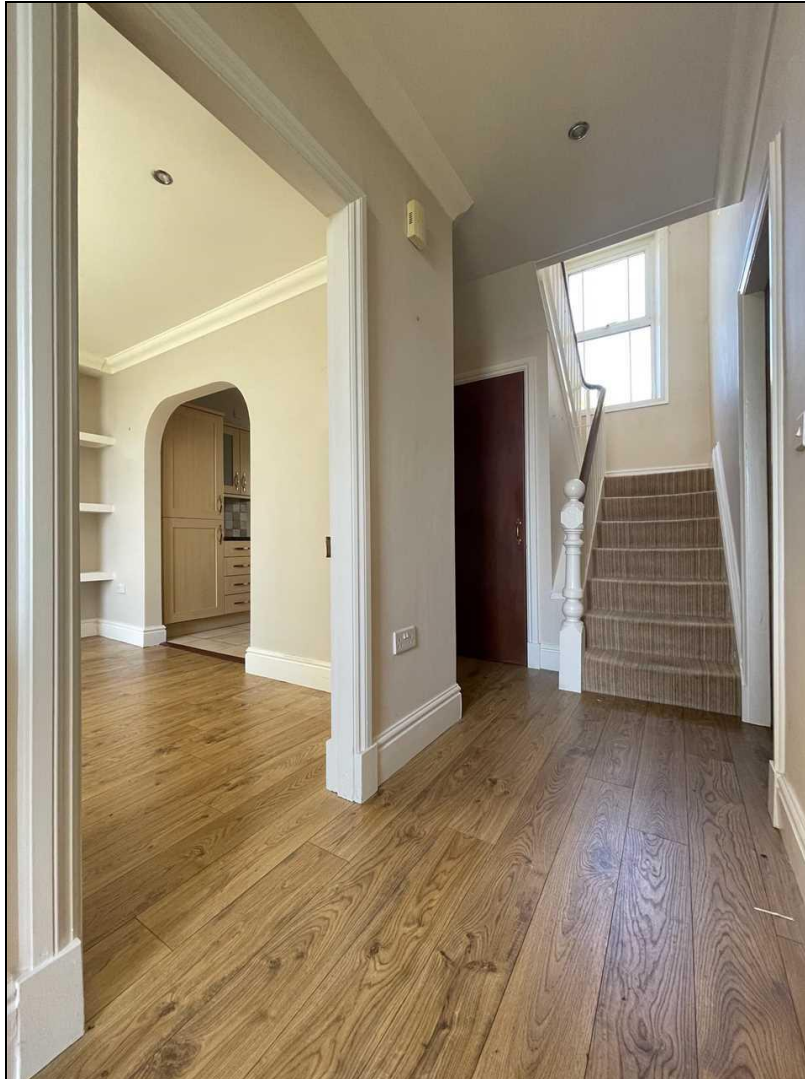
ACCOMMODATION

Half obscure glazed composite entrance door.



Entrance Hall

Stairs with a uPVC window to the half landing lead to the first floor. Coved ceiling with inset low voltage (12v) LED downlights which have been fitted throughout the majority of the property to conserve energy. Smoke detector. Coat hooks. Telephone and power points. Understairs cupboard. Doors to the study/ dining room and breakfast/ family room. Oak effect floor covering continues throughout the ground floor reception rooms.



Study/ Dining Room 3.58m (11'9") x 2.92m (9'7")

Ideal for use as a study, formal dining room or snug. Having a deep set uPVC window to the rear with decorative panelling. Recessed, built-in shelving. Coved ceiling with inset LED downlights. TV point. Clear opening to the lounge.



Lounge 3.91m (12'10") max x 3.43m (11'3")

A well proportioned room with a deep set uPVC window to the front, enjoying a distant sea view across the garden. Alcove shelving. Coved ceiling with inset LED downlights. TV, Fibre internet and telephone points.



Breakfast/ Family Room 3.58m (11'9") max x 3.56m (11'8")

A further reception room located to the front of the property and also enjoying the garden/ sea views via a uPVC window. Recessed shelving. Coved ceiling with LED downlights. Clear opening to the kitchen.



Breakfast/ Family Room pics 2 & 3



Kitchen 2.72m (8'11") x 2.59m (8'6")

Fitted with a range of beech effect wall, base and drawer units together with glossy work surfaces incorporating a 1 1/4 bowl stainless steel sink with a mixer tap and filtered water tap. Integrated fridge, freezer, dishwasher and electric fan oven with a ceramic hob and pull out filter hood above. Deep set uPVC window. Background tiling. Recessed spotlights. Tiled floor. Door returning to the hall and a half glazed wooden door leading out to the utility room.



Kitchen pic 2



Utility Room 2.95m (9'8") x 1.85m (6'1")

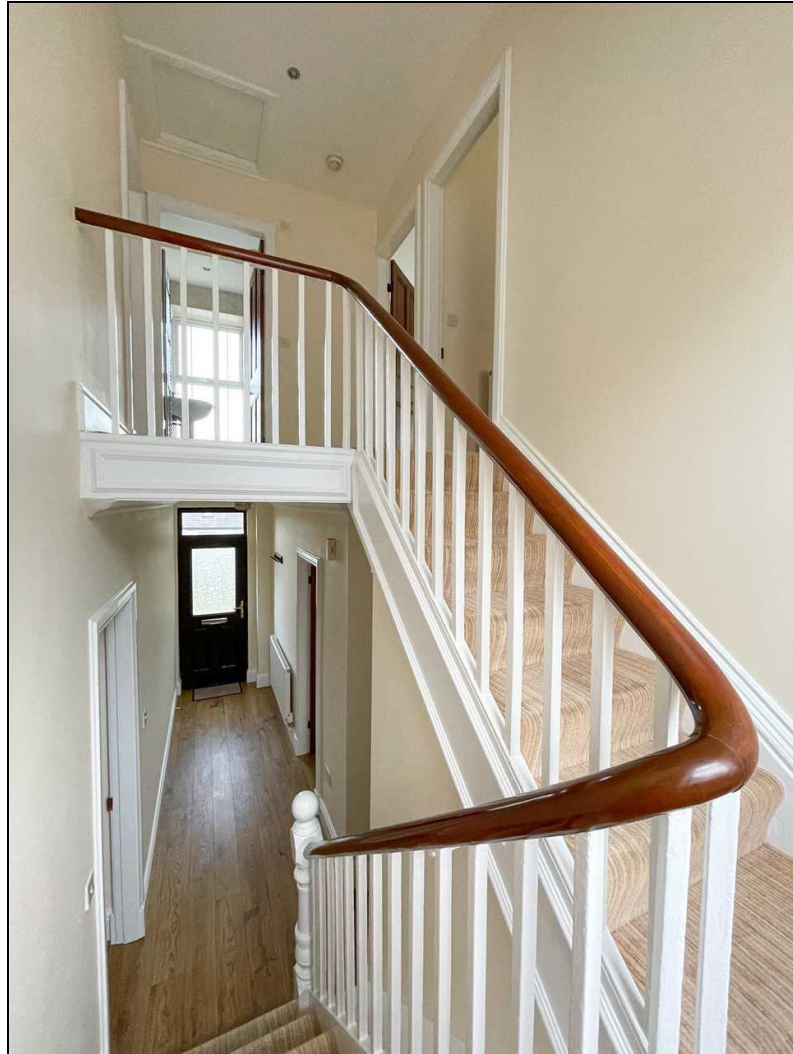
A very useful addition to the property, fitted with a wall and base unit together with laminate work surfaces which incorporate a stainless steel sink with a mixer tap. Plumbed for a washing machine. Space for a dryer and additional appliances. A 'Worcester' oil fired combi boiler provides hot water and central heating. High angled ceiling with two double glazed roof windows plus a further uPVC window and half glazed door to the rear yard. Coat hooks and shelving. Consumer unit. Tiled floor.



FIRST FLOOR

Landing

Loft hatch. Smoke detector. Inset LED downlights.



Bedroom 3 2.95m (9'8") x 2.82m (9'3") max

A double room with a deep set uPVC window to the gable. Recessed LED downlights. TV point.



Bedroom 2 3.25m (10'8") x 2.82m (9'3")

A further double room with dual aspect uPVC windows, one enjoying views across the garden to the sea beyond. Recessed LED downlights, Oak effect floor covering. TV point.

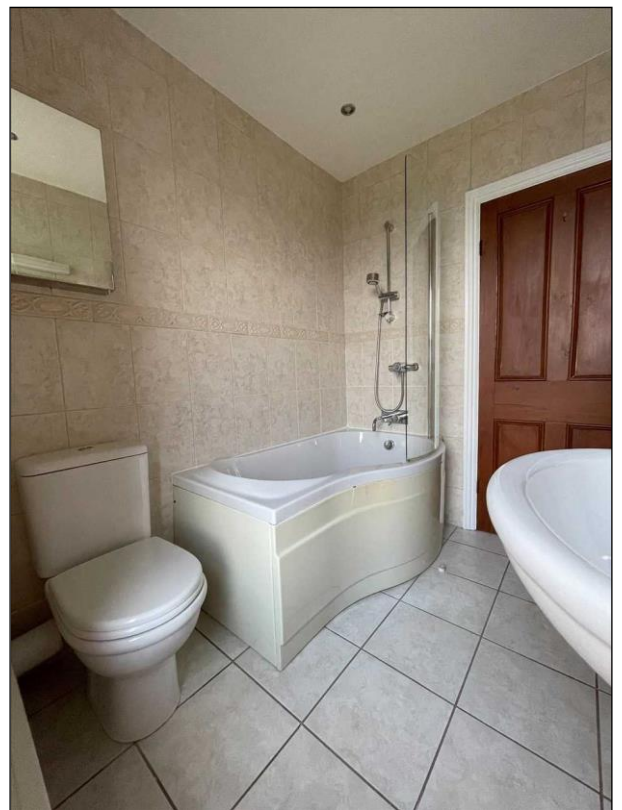


Bedroom 2 View



Family Bathroom 2.21m (7'3") x 1.83m (6'0")

Fully tiled in neutral tones to complement the white suite of push button flush WC, pedestal basin with a mirror and shaver light above, together with 'P' shaped bath with a screen and fully plumbed shower. Mirror fronted vanity unit. Tiled floor. Chrome ladder style towel warmer/ radiator. Obscure glazed uPVC window. Recessed LED downlights and extractor.



Principal Suite 6.30m (20'8") x 3.38m (11'1") overall

Measurement given includes the en suite (also measured separately) and dressing area.



Bedroom 1

A superb, dual aspect room enjoying sea views across to Bradda Head. Two deep set uPVC windows and ample space for a 'Super King' size bed if required. Recessed LED downlights and oak effect floor covering. TV and phone points. Door to the en suite shower room and clear opening to the dressing area.



Bedroom 1 Views



Dressing Area

Fitted with two double width wardrobes with bi fold doors, high level shelf, hanging rail and lower level shelf. Natural light via a uPVC window with panelled surround. Wall mounted mirror.

En Suite Shower Room 1.85m (6'1") x 1.68m (5'6")

Fully tiled to walls and floor in neutral tones. Fitted with a white suite of push button flush WC, pedestal basin with a mirror and shaver light together with a large glazed enclosure housing a fully plumbed shower. Chrome ladder style towel warmer/ radiator. Mirror fronted vanity unit. LED Ceiling spotlights. Extractor.



OUTSIDE



Front Garden

To the front of the property is a good size lawned garden with mature hedging to the boundaries. A wooden gate provides pedestrian access along a concrete pathway to the main entrance. A further concrete pathway leads along the inner side of the property. Exterior lighting.



Rear Yard

A secure area with a stone wall boundary and gate to the rear of the property and the garage. Steps lead up from the lower level to a paved patio. Bunded oil storage tank. External lighting.



Detached Single Garage 5.41m (17'9") approx x 2.79m (9'2") min

Located behind the house.



Services Mains electricity, water and drainage.

Inclusions Fitted carpets, floor coverings and light fittings.

Tenure Freehold. Vacant possession on completion.

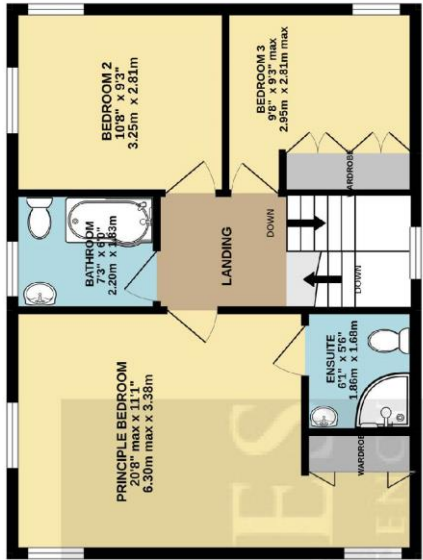
Rateable Value For further information please contact the rates department on (01624) 685661.

Viewings Strictly by appointment with Quayles Online Estate Agency.

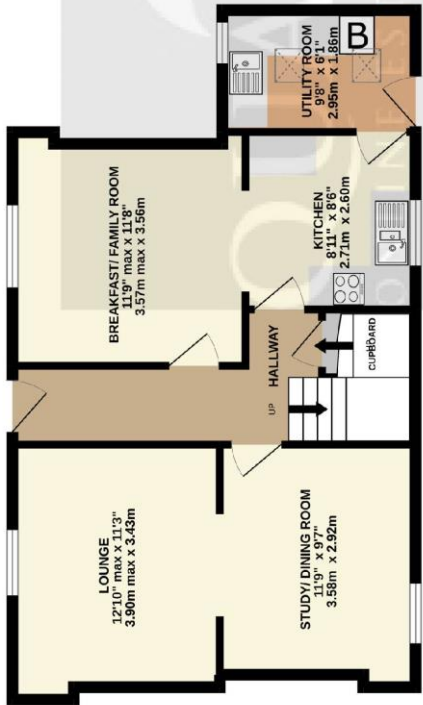
NOTES:

FLOOR PLANS

1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.1 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 condition or operation can be given.

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All measurements given are approximate. It is not our intention to mislead and therefore we recommend a personal inspection of the property. Prospective purchasers should rely on their own enquiries and legal searches before committing to purchase and advice should be sought from the appropriate professionals where required.