

ASKING PRICE

# £995,000

black grace cowley
ESTATE AGENTS

## THE DETAILS

6 3 4



## Crofton House
## Honna Road, Port Erin
## £995,000

call in today or visit www.blackgracecowley.com for more details

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645555

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

PROPERTY DETAILS FOR

# Crofton House, Honna Road, Port Erin













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## THE DESCRIPTION

- Distinctive detached family home
- 4 Reception Rooms, a large family Kitchen and a Home Office
- 6 Bedrooms, including 2 ground floor En-Suites, with a Family Bathroom and 2 separate WCs
- Detached indoor Swimming Pool with Changing Rooms and underfloor heating
- Detached Solarium with Shower Room
- Plot of approximately 1.25 acres with lawned gardens and mature hedgerows
- Rural views across Rowany, close to Port Erin
- Large driveway, car port and integral Double Garage
- Requires modernisation, with potential for an Annex (subject to consents)

## THE PROPERTY

Black Grace Cowley are delighted to offer Crofton House to the market. This distinctive family home with great deal of potential, sits back off the Honna Road on a generous plot of approximately 1.25 acres, with lawned gardens to the front and rear and mature hedgerows giving privacy on all sides. From the house there are superb rural views across Rowany, and Port Erin is a short distance away.

The accommodation is spacious and full of light, at it's centre is a large family kitchen, with a living room, dining room, snug and entertainment or games room around it, as well as a dedicated home office. The six bedrooms include two en-suite rooms on the ground floor, and there is also a family bathroom and two separate WCs. A sheltered courtyard behind the house links it to the garden and the detached indoor swimming pool, which has changing rooms and underfloor heating. A detached solarium with a shower room completes the leisure space.

The property does require modernisation and updating, which gives a buyer the opportunity to shape it to their own taste. It's layout also offers scope to create an annex for multi-generational living, subject to the necessary consents. The windows to the front elevation have recently been replaced with double glazing. Outside, there is a large driveway, a car port and an integral double garage.

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To fully appreciate the generous accommodation on offer, please contact Black Grace Cowley to arrange a viewing.

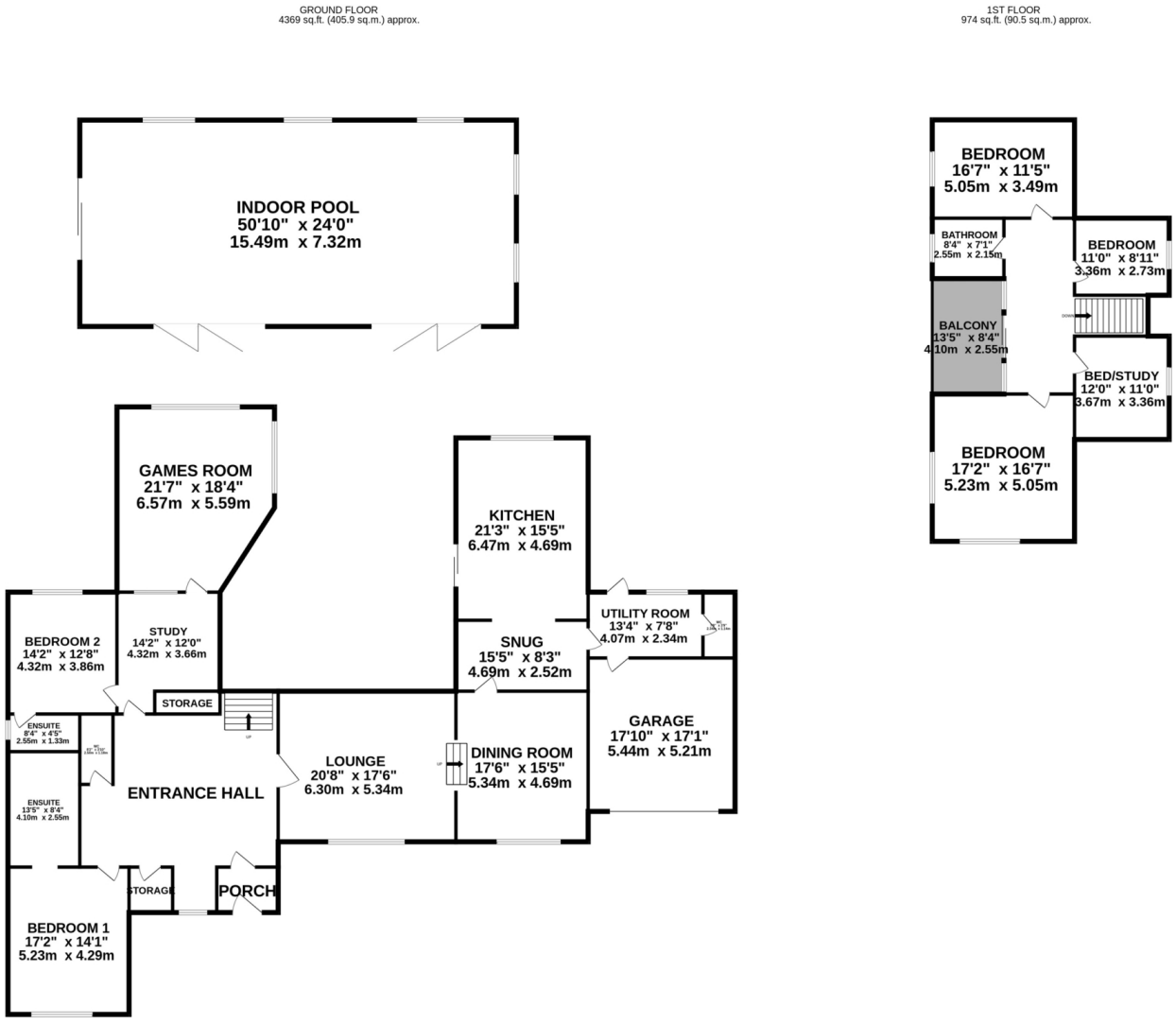
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## FLOORPLAN




TOTAL FLOOR AREA : 5343 sq.ft. (496.4 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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