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The Spinney, Howe Road, Port St Mary, IM9 5AU  
**Asking Price £825,000**

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An elevated, substantial property offering incredible family accommodation set over 3 floors. Approached by a sweeping driveway and set in approx 2.0 acres of secluded natural woodland with panoramic distant sea and rural views, yet within walking distance of Port St Mary Village and local Primary school. Ground floor accommodation includes bedroom/games room, store room/laundry room, bathroom and 2 further bedrooms. Upstairs there is a wonderful Bespoke fitted open plan dining/kitchen, cloakroom, superb drawing room, sitting room and study/dining room. A stunning oak staircase and galleried landing takes you to the second floor where you will find the master bedroom with en-suite bathroom, 3 further double bedrooms and separate family bathroom. Outside is a sheltered south facing rear garden with extensive terrace, decked and flagged areas. Tranquil natural woodland garden lies to the side and front with generous parking area.





## LOCATION

Travelling out of Port Erin on Station Road, take the 3rd exit on the roundabout, continue along towards Port St Mary. At the crossroads turn right into Plantation Road, bear right at the top, continue along and just before the approach to Howe Road, 'The Spinney' can be found on the left hand side.

## **LARGE FRONT PORCH**

Tiled and gated entrance.

## **LARGE ENTRANCE HALL**

16' 8" x 10' 10" (5.08m x 3.30m)

Tiled floor. Attractive oak staircase with dual picture windows lead to first floor. Oak double doors to:

## **BEDROOM 7/GAMES ROOM**

18' 8" x 18' 0" (5.69m x 4.88m)

Large built in cloaks cupboard.

## **INNER HALL**

Built in double cloaks cupboard.

## **STORE ROOM/LAUNDRY ROOM**

13' 3" x 11' 0" (4.04m x 3.35m)

Large shelved store area, oil boiler, Megaflo system tank. Separate shelved area used as airing space.

## **BATHROOM**

White suite comprising panelled bath, separate shower cubicle, pedestal wash hand basin, w.c., Xpelair, white ladder style radiator, spotlights.

## **BEDROOM 5**

11' 2" x 15' 0" (3.40m x 4.57m)

Built in cupboard. Front aspect with super rural views.

## **BEDROOM 6**

20' 0" x 11' 5" (6.09m x 3.48m)

Front aspect with lovely views across fields.

## **FIRST FLOOR**

### **GALLERIED LANDING**

Beautiful Oak flooring with staircase up to second floor.

### **DRAWING ROOM**

22' 7" x 23' 8" (6.88m x 7.21m)

Excellent proportioned room with solid oak flooring. High quality and versatile wood burner stove on slate plinth. Fabulous views through dual aspect bay windows towards Carrick Bay, Fleshwick and hills beyond. Double doors to:

### **SNUG/STUDY/DINING ROOM**

12' 3" x 13' 6" (3.73m x 4.11m)

French doors to rear garden.

### **LARGE OPEN PLAN**

#### **KITCHEN/DINING**

30' 0" x 15' 7" (9.14m x 4.75m)

Quality 'Paul Bloan' bespoke kitchen with excellent range of cream wall and base units including superior built-in floor to ceiling storage cupboards and drawer space.

Contrasting worktops incorporate double ware sink, granite kitchen sink, large Rangemaster cooker with stainless steel back and cooker hood above, point for fridge freezer, dishwasher, tiled splashback, tiled floor, downlighters. Oak breakfast bar. DINING AREA: Slate plinth with multi burning stove. UTILITY AREA: Granite sink and worktops. French doors to rear garden.

## **CLOAKROOM**

Wash hand basin, w.c., large built in airing cupboard, oak flooring, spotlights.

## **SITTING ROOM**

18' 0" x 13' 2" (5.48m x 4.01m)

Log burning stove. Views over fields. Door to terrace. Oak flooring.

## **SECOND FLOOR**

### **LARGE LANDING**

Oak flooring.

### **MASTER SUITE**

#### **MASTER BEDROOM**

20' 0" x 21' 7" (6.09m x 6.57m)

Magnificent master bedroom with feature side bay window. Lovely views over the side garden. Spotlights. Undereaves storage. Two Velux windows. Opening to:

#### **EN-SUITE BATHROOM**

Quality white suite with freestanding claw foot bath, pedestal wash hand basin, w.c., separate corner shower cubicle with sliding glazed doors, white ladder style radiator, spotlights, two Velux windows, undereaves storage. Attractive mosaic tiling to walls, oak flooring.

#### **BEDROOM 2**

Views towards Bradda. Velux window. Undereaves storage.

### **BEDROOM 3**

11' 10" x 14' 3" (3.60m x 4.34m)

2 x Velux windows. Views over fields to side.

### **BEDROOM 4**

9' 4" x 11' 0" (2.84m x 3.35m)

Velux window.

### **FAMILY BATHROOM**

White suite comprising panelled bath, separate shower cubicle, wash hand basin, w.c., half tiled walls, velux window, tiled floor.

### **OUTSIDE**

Mature wooded grounds of approximately 2.0 acres surround the property. Extensive sheltered south facing rear garden to include large terrace, decked and flagged areas, mature trees, shrubs and lawned areas. Sweeping driveway to the front of the property leads to generous parking area, paved pathway leading to rear garden, lawned area with trees and shrubs.

### **SERVICES**

Mains water, drainage and electricity. Oil central heating. uPVC double glazing throughout. Oak internal doors throughout.

### **POSSESSION**

Vacant possession on completion of purchase. Freehold. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. **DISCLAIMER** - Notice is hereby given that these

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The Spinney

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