

***"If you're going to live on an island then make it by the sea"***



**Rocklands,  
Bay View Road, Port St Mary  
£1,900,000**

**An Extremely Deceptive Detached Victorian Residence with Direct Access to the Beach**

**Stunning Views of Chapel Bay and Coastline towards Langness  
Set Within Two Thirds of an Acre**

**Four Reception Rooms, Two Sunrooms, Six Bedrooms and Three Bathrooms  
Originally Commissioned in 1881 for the High Bailiff of the Isle of Man**

**Situated within walking distance of Port St Mary**

**Short drive to the Airport, King Williams College and the Buchan**

**Large Driveway with Triple Car Port and Triple Detached Garage with Mezzanine  
Floor**

## Entrance Sun Room



Step into the sun room situated to provide spectacular views over the bay. Glazed to all sides with window openers. Tiled floor.

## Dining Room



The dual aspect Dining room is situated just off the hall and leads into the Kitchen Breakfast room.

## Kitchen Breakfast Room



Fitted with a range of Limed Oak base and wall units with granite work surfaces and breakfast bar. Glazed door leading to the rear conservatory. (Planning permission previously granted for new kitchen extension)

## Conservatory



Situated to the rear side of the property once again providing views over Chapel Bay. Access to the side driveway and patio area.

## Lounge



A Stunning dual aspect lounge with large double glazed windows providing plenty of natural light and simply stunning coastal and bay views. Feature fireplace with brick surround.

## **Lower Ground Floor**

### **Games Room**



Extremely generous billiard room or cinema room. Steps lead down into the family room/gym. Separate WC cloakroom, boiler room and utility room.

### **Family Room/Gym**



Semicircular steps lead down from the games room into this large family room or gym area. Built in bar area. Wooden flooring. Sliding doors open out onto the patio area once again providing superb views.

## **First Floor**

### **Bathroom**



Fully tiled and fitted with a three piece modern bathroom suite with shower.

### **Bedroom**



Dual aspect double bedroom.

## Master Bedroom



Spacious dual aspect bedroom suite with feature fireplace to the far wall. Excellent views once more over Chapel Bay towards Langness. Clear opening into the dressing room with a range of built in wardrobes and leading to the ensuite.

## Ensuite to Master Bedroom



Modern fully tiled bathroom with large shower enclosure. Light wood vanity units with inset wash hand basin and low level flush WC. Illuminated wall mirror. Jacuzzi bath.

## **Bedroom**



Bedroom 3 of six. Double room with double glazed window. Walk in cupboard with further access to eaves storage.

## **Bathroom**



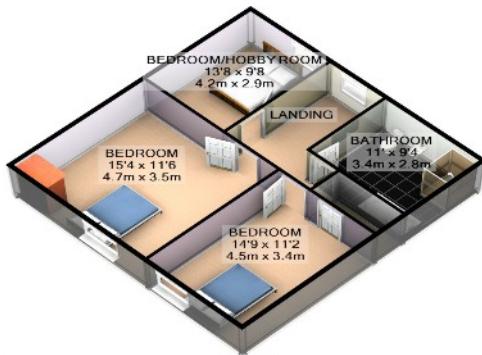
Modern fully tiled bathroom with enclosed low level flush WC, built in wash hand basin, glazed shower cubicle and bath. Illuminated mirror. Velux roof window.





**Directions:** Travelling into Port St Mary from the four roads roundabout. Travel through the village passing the school and shops on the right hand side. Rocklands will be found along on the left hand side clearly identifiable by our for sale board.

Rateable Value: £236.00 Rates Payable : £1386.50 2019/20



#### Ground Floor:

Entrance/ Sun Room	22'9 x 8'8
Dining Room	11'7 x 10'1
Kitchen/Breakfast Room	18'7 x 10'6
Conservatory	11'5 x 10'1
Lounge	28'9 x 17'3

#### Lower Ground Floor:

Games/Cinema Room	22'2 x 15'8
WC	6'6 x 5'6
Utility Room	6'5 x 5'8
Family Room/Gym	29'7 x 16'4



#### First Floor:

Master Bedroom	17'2 x 17'0
Dressing Room	10'6 x 8'11
Ensuite	10'6 x 8'3
Bathroom	8'8 x 6'1
Bedroom	14'1 x 10'5
Bedroom	14'3 x 10'5



#### Second Floor:

Bedroom	14'9 x 11'2
Bedroom	15'4 x 11'6
Bedroom/Hobby Room	13'8 x 9'8
Bathroom	11'0 x 9'4

#### Outside:

Garage	28'1 x 24'9
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