



Reayrt Marrey Garth Avenue, Port Erin, IM9 6QU  
**Asking Price £415,000**





- Elevated detached bungalow on a generous wrap-around plot enjoying far-reaching sea and countryside views from its superb Port Erin position
- Kitchen with a good range of units, opening to a large utility room, rear porch and an additional hobbies room
- Over 1,600 sq ft of versatile living accommodation, thoughtfully extended to provide multiple reception rooms and flexible family-friendly spaces throughout
- Two spacious first floor double bedrooms, the principal with fitted wardrobes and an adjoining dressing room or potential study
- Triple-aspect main reception room with large picture windows, flooding the space with natural light and framing the surrounding scenic views
- Now in need of general refurbishment and modernisation, offering excellent scope to create a bespoke home in a sought-after location





## Reayrt Marrey Garth Avenue, Port Erin, IM9 6QU

Reayrt Marrey, Garth Avenue, Port Erin

Reayrt Marrey is an impressive detached and extended bungalow, enviably positioned on an elevated plot at the top of Garth Avenue in Port Erin. Enjoying far-reaching sea and countryside views, this spacious home sits on a generous wrap-around plot and offers over 1,600 sq ft of versatile living accommodation, thoughtfully extended to create additional reception space. Whilst offering tremendous potential, the property is now in need of general refurbishment and would benefit from modernisation throughout, allowing a purchaser to update and style it to their own tastes.

A fully glazed entrance porch sets the tone for the light and airy interior, leading into a welcoming hallway. The main reception room occupies the full depth of the property and boasts a triple aspect with large picture windows that flood the space with natural light whilst framing the surrounding views. There is a separate dining room and a well-appointed kitchen offering a comprehensive range of wall and base units, which opens into a particularly large utility room. Off the utility is a rear porch providing further access to the garden, and a hobbies room is positioned to the side of the property. Completing the ground floor is a generous family bathroom.

Upstairs, there are two well-proportioned double bedrooms, both enjoying delightful outlooks. The principal bedroom benefits from fitted wardrobes and an adjoining dressing room, which could also serve as a study or home office if required.

Externally, Reayrt Marrey offers a substantial driveway providing ample off-road parking. The mature wrap-around gardens provide sweeping lawns, established planting and multiple vantage points to sit and appreciate the superb sea and countryside views that this elevated setting affords.





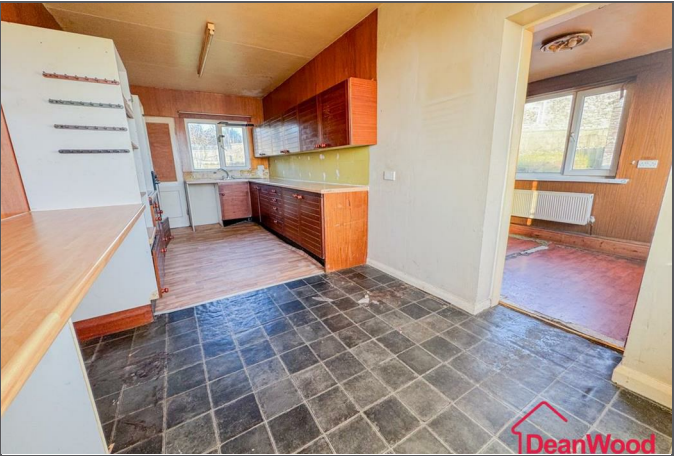










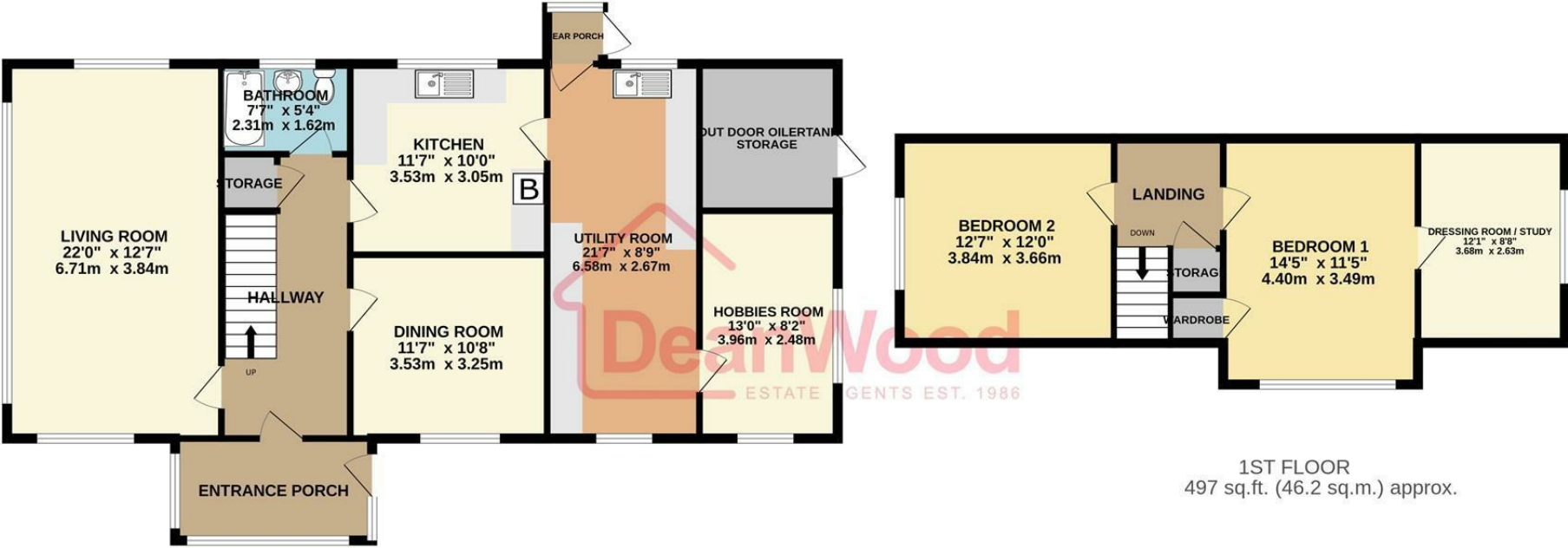












GROUND FLOOR  
1154 sq.ft. (107.3 sq.m.) approx.

1ST FLOOR  
497 sq.ft. (46.2 sq.m.) approx.

TOTAL FLOOR AREA : 1651 sq.ft. (153.4 sq.m.) approx.  
Not to scale-for identification purposes only  
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