





## SUMMARY

A rare and exciting opportunity to purchase two large conjoined properties held under one single title which together provide 6 spacious bedrooms and accommodation of approx 2900 square feet suitable for multi-generational family living.

Sandalwood is the larger of the two properties and is set over 2 levels comprising lounge, sitting room, dining room, study, kitchen and utility room on the ground floor with 4 bedrooms (master ensuite) and a family bathroom on the upper floor.

The Granary is a conjoined annex measuring around 837 square feet added by the current owners in 2007. It is situated on the lower ground level with its own address and private entrance door. It is comprised of a large lounge opening to the kitchen, 2 double bedrooms (master ensuite) and bath/shower room.

Both properties share beautiful mature garden grounds and benefit from a large 3 vehicle driveway. They further benefit from a central Douglas location conveniently positioned for local schooling and amenities.



## FEATURES

- Two Large Conjoined Properties
- Perfect for Multi-Generational Family Living
- Separate Postal Addresses Held Under 1 Title
- 6 Bedrooms (2 ensuite)
- 4 Public Rooms and Study/Office
- 2 Kitchens
- 3 Vehicle Driveway
- Shared Mature Gardens
- Central Douglas Location
- Close to Schools and Amenities

## DETAILS

Sandalwood and The Granary represent a fantastic opportunity for a multi-generational family unit to acquire a large property in one of the island's most popular locations close to the centre of Douglas and near to local schooling and amenities.

The original property, Sandalwood (no.19) was significantly extended in 2007 by the current owners with the addition of The Granary to provide accommodation for elder relatives – it is a conjoined, two bedroom property with its own separate address (no.17) and main door access. A second (lockable) inner door joins the properties at a stairled hallway.

Sandalwood is the larger of the two properties and is set over 2 levels comprising lounge, sitting room, dining room, study, kitchen and utility room on the ground floor with 4 bedrooms (master ensuite) and a family bathroom on the upper floor. The property is presented in good decorative order throughout with a modern, well appointed kitchen adjoining a warm sitting room with feature fireplace and separate wood burner. A second lounge, separate dining room, additional study/office room and utility room provide ample space for family living. All four bedrooms will accommodate double beds with the master bedroom having a large ensuite with dressing area.

The Granary is situated on the lower ground floor with views to the rear and side gardens. A large lounge opens to a modern kitchen with a uPVC door providing direct access from the driveway straight into the property. There are two double sized bedrooms (master ensuite) plus a further bath/shower room.

Both properties share a large mature garden set out on

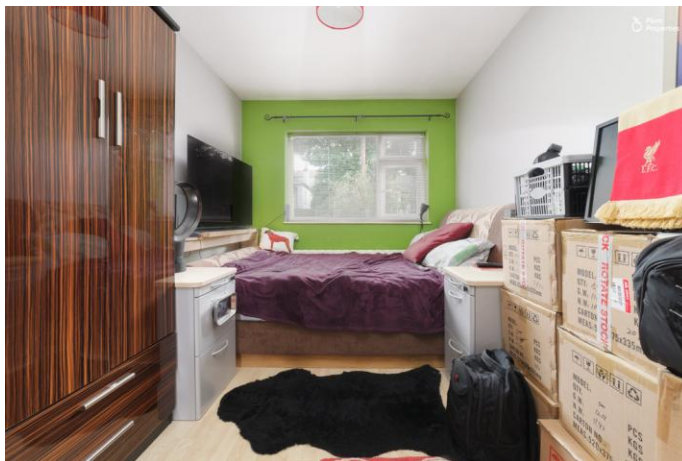


multiple levels and accessed by a set of stairs. There is an attractive decked area, a level area of artificial lawn and an area of block paving. Mature trees and fencing form the boundary and there is a shared driveway providing parking for 3 vehicles along with on-street parking.

Both properties have uPVC double glazing. Both are heated by separate oil fired boilers fed by separate oil tanks and billed separately. Both properties are served by a single electricity meter, however, an internal meter







has been fitted to allow individual usage calculations to be done. Annual rates and Douglas Corporation fees are billed together, the combined amount of which is circa £2,200 per annum. Both properties are held under one single title and are for sale together at the price shown.

#### DIRECTIONS

From the TT Grandstand in Douglas travel south on the A2 through the traffic lights onto Bray Hill. Take the 3rd on the right into High View Road. Sandalwood and The Granary are numbers 19 and 17 respectively and are on the left side marked by our 'Buy Me' board.

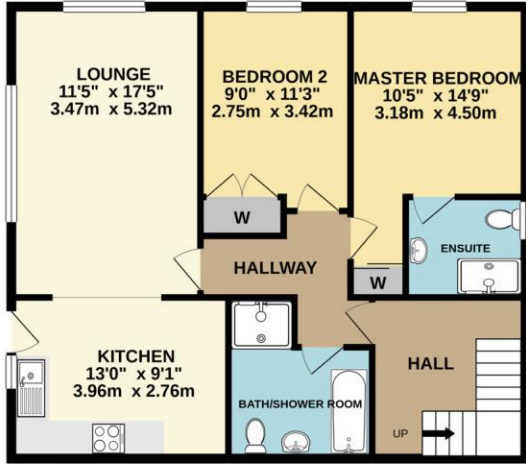
#### FURTHER INFORMATION

For further information, to make an appointment to view or to make an offer to purchase, please contact Bruce Cobburn on [bruce@plumproperties.im](mailto:bruce@plumproperties.im) or call 07624 202823.

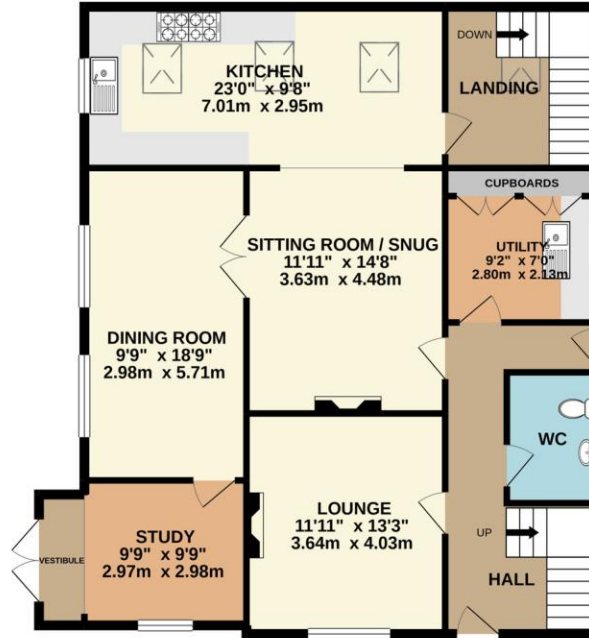




LOWER GROUND LEVEL (THE GRANARY)



GROUND FLOOR (SANDALWOOD)



1ST FLOOR (SANDALWOOD)



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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