

Beach House, 9 Douglas Street, Castletown

Ref No DCP01142



PRICE £1,295,000

DOUGLAS

37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF

01624 620606

info@deanwood.co.im

CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET
ISLE OF MAN IM9 1LF

01624 825995

castletown@deanwood.co.im

RAMSEY

LEZAYRE HOUSE
87 PARLIAMENT STREET
ISLE OF MAN IM8 1AQ

01624 816111

ramsey@deanwood.co.im

DeanWood.im

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- A Rare Opportunity to Acquire a Period Property in a Prime Sea Front Position
- Occupying a Plot of Approximately 0.4 Acres
- Would Benefit from Renovation
- 3 Reception Rooms Retaining Many Period Features
- Fitted Kitchen
- Breakfast Room
- Conservatory
- 5 Double Bedrooms (1 En-Suite)
- 2 Family Bathrooms and WC
- Cellar and Attic Space
- Detached Garage and Greenhouse
- Off-Road Parking for 2 Vehicles
- Out-Houses in Need of Repair
- Viewings Strongly Recommended
- Offered for Sale with No Onward Chain

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To the front of the property is a historic wall and driveway providing off-road parking for two vehicles and access to a garage. There is then access through to a courtyard where there are various outbuildings in need of repair. To the other side of the property is a porch adjoining the pavement area which provides access to the conservatory and another porch to the side garden. The first side garden offers a high degree of privacy with high walls, plants, trees and shrubs to borders. A further secret garden of equal size and can be found beyond this.



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The price is to include fitted floor coverings and window dressings.

DIRECTIONS TO PROPERTY:

Travelling away from Market Square in Castletown keep the Castle on your left and follow the road along the quay. Proceed over the bridge and turn right onto Bridge Street which becomes Douglas Street after the left hand bend. Beach House will be found on left hand side after the terrace of houses.

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In greater detail the accommodation comprises:

GROUND FLOOR

ENTRANCE Door to:-

ENTRANCE PORCH Inner door to conservatory and outer door to garden area.

CONSERVATORY (26'3" x 6'8" approx.) Benefitting from an elevated position offering open sea views towards Langness.



ENTRANCE HALL Period 11ft high ceilings. Stairs leading off to upper floor. Carpeted flooring. Door to:-



DRAWING ROOM (20'0" to bay x 15'5" approx.) Light and airy drawing room with window from the conservatory and a bay window providing views over the private garden. Feature fireplace. Wall lights. Coving. Internal door to:-



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FAMILY ROOM (18'5" x 13'3" approx.) Feature fireplace with an open grate fire, tiled hearth and slip surround and a mantel over. Wall lights. Coving. French doors to private garden area.



DINING ROOM (20'10" x 16'0" approx.) Adaptable light and airy room with attractive feature clerestory leaded window providing ample natural light and a bay window with panelled reveals providing views towards the private garden area. Feature fireplace with hearth, surround and mantel over. Coving. Wall lights and central light.



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KITCHEN (18'7" x 10'8" approx.) Base units with worktops. Single bowl stainless steel sink with mixer tap and drainer unit. Dishwasher. Four ring standalone cooker with extractor canopy over. Fridge freezer. Central island. Wall cabinet. Dual aspect to the courtyard and gable. Tiled flooring.



BREAKFAST ROOM (13'9" x 13'3" approx.) Light and airy room. Two ring oil range.



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UTILITY ROOM (11'6" x 10'3" approx.) Stairs leading down to cellar.



FAMILY BATHROOM (11'6" x 8'7" approx.) Suite comprising a panelled bath, wash hand basin, WC and enclosed shower cubicle.



LARGE STORAGE ROOM

WC (7'0" x 2'8" approx.) Wash hand basin and WC.

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CELLAR Generous cellar area amounting to 1127 sq ft comprising three larger rooms and two storage rooms. Adaptable space with full head height.



FIRST FLOOR

HALF LANDING

BEDROOM 2 (15'4" x 11'6" approx.) Light and spacious double bedroom with views to the courtyard. Wash hand basin.

EN-SUITE Wash hand basin and WC.



MAIN LANDING

BEDROOM 1 (25'6" x 15'7" approx.) Generous bedroom with five aspects enjoying elevated and unrivalled sea views towards Langness. Re-corded and sash windows. Adaptable room which could potentially be used as a reception room if desired. Feature fireplace. Wash hand basin. Wall lights. Coving. High window providing borrowed light into landing.



BEDROOM 3 (15'7" x 15'1" approx.) Large double bedroom with views towards Castletown Promenade and over private garden.



BEDROOM 4 (15'7" x 13'0" approx.) Double bedroom with views towards Castletown Promenade and over private garden.



BEDROOM 5 (18'7" x 10'8" approx.) Double bedroom with dual aspects to the front and rear.

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FAMILY BATHROOM (13'3" x 13'2" approx.) Large suite comprising wash hand basin, WC, panelled bath and shower.



SECOND FLOOR

ATTIC Header tank. Rooflight. Good for storage.

OUTSIDE

OUTHOUSES Smoke house and barn. Barn gross external area of approximately 430 sq ft. These buildings are in need of repair.



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SERVICES

All mains services are installed. Oil fired central heating. Hardwood sash windows.

ASSESSMENT

Rateable value £196

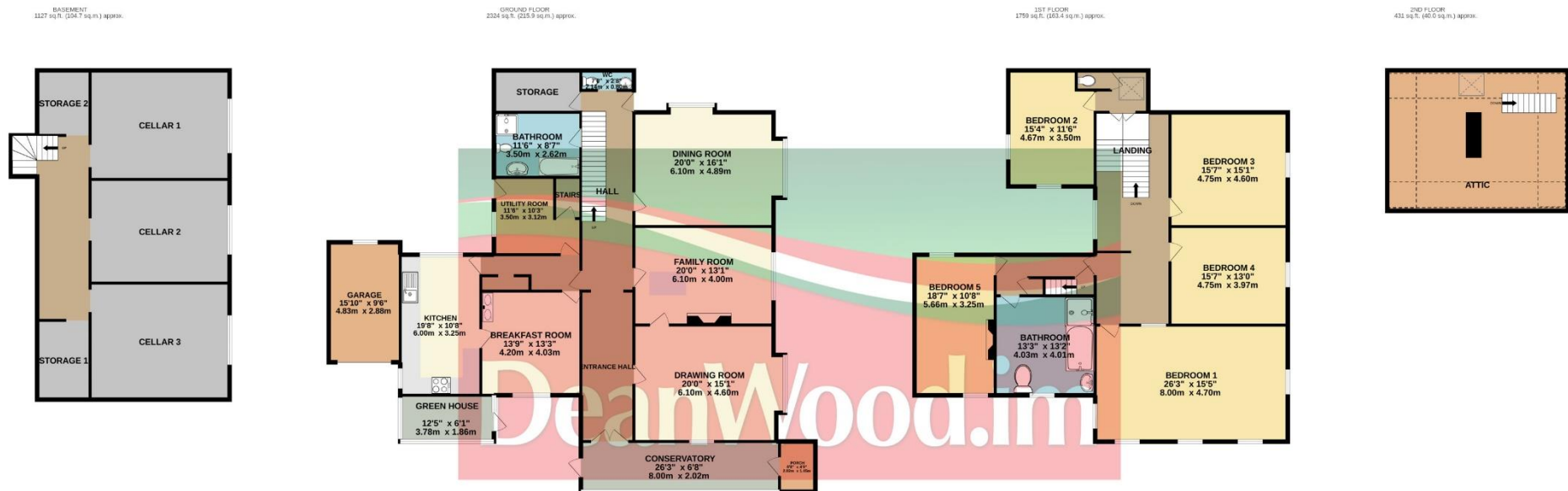
Approx Rates payable £1,720.95 (incl. of water rates).

TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

For further details and arrangements to view, please contact the Agents.



TOTAL FLOOR AREA : 5641 sq.ft. (524.1 sq.m.) approx.

Not to scale-for identification purposes only
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