

# Croft View, 61 Arbory Street, Castletown

Ref No DCP01185



**PRICE £449,950**

## DOUGLAS

37 VICTORIA STREET  
DOUGLAS  
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## CASTLETOWN

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## RAMSEY

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- End of Terrace Property Retaining Many Original Features
- Meticulously Maintained and Having Undergone Updates and Extension
- Located in the Heart of Castletown
- 2 Reception Rooms
- 3 Bedrooms
- Family Bathroom and Shower Room
- Garden Room with Bi-Folding Doors
- South Westerly Facing Enclosed Garden
- Utility Room

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**DIRECTIONS TO PROPERTY:** Leave Market Square in Castletown via Queens Street and follow on to Farrants Way. On exiting the S bend turn right onto Arbory Street, where No. 61 “Croft View” will be found on the right hand side opposite The Crofts.

The price is to include fitted floor coverings

In greater detail the accommodation comprises:

Situated in the heart of charming Castletown, this remarkable end of terrace 3 bedroom property offers a harmonious blend of historic charm and contemporary comfort. As you step inside, you'll be greeted by a home that effortlessly combines the old and the new.

One of the standout features of this property is the garden room, an exquisite addition completed in 2013. Bathed in natural light, it boasts triple-glazed bi-folding doors that seamlessly connect the indoors with the south westerly facing enclosed garden. Whether you're enjoying your morning coffee or hosting, this space invites the outdoors in, creating a captivating living experience.

Inside, the original features have been lovingly preserved, adding character and warmth to every room. The open-plan kitchen, complete with a breakfast island. Appliances, including a Bloomberg American-style fridge-freezer and a Falcon cooking unit with a gas hob and electric oven and Hotpoint dishwasher.

To the first floor, there are two good sized double bedrooms. A modern fitted shower room on the first floor ensures your comfort and convenience.

On the second floor, you'll be rewarded with distant sea views. The master bedroom features exposed beams and views down The Crofts. There is a generously sized bathroom with two airing cupboards housing the pressurised Megaflow unit and the gas boiler. Every detail has been considered to provide a seamless living experience.

This exceptional property invites you to experience the best of both worlds – the enchanting allure of history and the modern comforts of today. Don't miss the opportunity to make this Castletown gem your new home. Contact us to arrange a viewing.



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**GROUND FLOOR**

**ENTRANCE VESTIBULE**



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**DINING ROOM** (14'4" x 14'1" approx.)



**HALLWAY/HOME OFFICE** (14'4" x 6'0" approx.)





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**KITCHEN** (14'2" x 12'0" approx.)





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**GARDEN ROOM** (13'7" x 13'0" approx.)



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**FIRST FLOOR**

**LANDING**



**BEDROOM 2 (CURRENTLY USED AS LIVING ROOM) (14'7" x 14'4" approx.)**





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**BEDROOM 3** (12'2" x 10'2" approx.)



**BATHROOM** (12'0" x 4'1" approx.)



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**SECOND FLOOR**

**LANDING**

**BEDROOM 1** (14'5" x 14'3" approx.)



**BATHROOM** (12'4" x 9'3" approx.)





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**SERVICES**

All mains services are installed.

Gas fired central heating.

uPVC double glazing.

**ASSESSMENT**

Rateable value £88

Approx Rates payable £983.53 (incl. of water rates).

**TENURE**

FREEHOLD

VACANT POSSESSION ON COMPLETION

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

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TOTAL FLOOR AREA : 1648 sq.ft. (153.1 sq.m.) approx.

Not to scale-for identification purposes only  
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