

Tulloch House, 2 The Parade, Castletown

Ref No DCP01198



PRICE £625,000

DOUGLAS

37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF

01624 620606

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CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET
ISLE OF MAN IM9 1LF

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RAMSEY

LEZAYRE HOUSE
87 PARLIAMENT STREET
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- Exquisite Georgian Townhouse in the Heart of Castletown
- Meticulously Restored Interiors and External Render
- Convenient Location for Shops, Schools, Amenities & Coastal Walks
- Light & Airy Spacious Living Accommodation
- 2 Reception Rooms
- Fitted Kitchen
- Ground Floor WC
- Basement Gym/Media Room and Workshop/Hobbies Room
- 3 Bedrooms
- 2 Bathrooms
- Secluded Rear Garden
- Double Garage

DIRECTIONS TO PROPERTY

Approaching Castletown from the Airport, turn right at the roundabout onto Victoria Road and continue to the next roundabout. Take the next left onto Bridge Street, and follow the road over the bridge and bear left onto Castle Street. Proceed past the Castle and Market Square on the right and the house can be found in The Parade on the left hand side.

Tulloch House at 2 The Parade presents an alluring Georgian townhouse seamlessly uniting historical charm with refined modern living. Nestled within Castletown's central square, this remarkable residence offers an enchanting backdrop, encouraging residents to indulge in invigorating beach strolls along Castletown Beach and scenic countryside walks along Scarlett, right at their doorstep. Conveniently situated near local amenities such as Shoprite and the Co-op, as well as schools, shops, and the harbour, it also enjoys effortless access to Douglas, the airport, and neighbouring villages.

Carefully restored by the current vendors, the property has undergone significant enhancements, including the external re-rendering with limestone, chimney stack re-rendering, installation of new sash windows on the first and second floors, floorboard stripping and relaying, internal room repainting, new radiators, ceiling coving and rose replastering, a new family bathroom with solid oak flooring and feature tiling, refurbished banisters, and the installation of fibre. This extensive work, meticulously executed, adheres to building conservation standards, preserving the architectural integrity and timeless elegance that define its character.

Upon crossing the threshold of this distinguished home, one is immediately captivated by the splendour of its Georgian architecture. Elegant proportions, period features such as ornate mouldings, magnificent fireplaces, and graceful sash windows infuse the rooms with abundant natural light.

Spanning five floors, the family accommodation offers generous space for comfortable living. The welcoming reception hall leads to an elegant living room and a well-fitted kitchen, featuring a breakfast bar window overlooking the garden. A practical cloakroom/utility area also houses the gas combi boiler.

Featuring four ample double bedrooms (one serving as a feature living room as per preference), there's abundant space for family and guests. Additionally, two luxurious family bath/shower rooms complement the accommodation.

The property boasts an impressive full-height cellar (currently used as a home gym) and workshop, along with a store. This versatile space can easily transform to suit various family needs, whether it's a wine cellar, a well-equipped workshop, a luxurious media room, or a versatile multipurpose area.

Outside, an inviting rear walled courtyard offers a serene and private retreat, while the detached double garage ensures excellent parking facilities, ensuring convenience and security for vehicles.

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Brief History

The area was part of the estate of the Stevensons of Balladoole back in the early 1600's. The original house on the site was previously passed to Alice Stevenson in her husband's will, and subsequently to her daughter Margaret who was married to Rev. John Quayle, Vicar of Malew (1739-1758). The house was passed onto their son William Quayle, a Deemster and High Bailiff of Douglas, followed by his son Mark. Mark's son, William, later demolished the original property, and built a pair of capital dwelling houses for the letting market. Unfortunately for William, the Coroner auctioned the property in 1858 to Samuel Doyle for £250. In 1864 the Coroner again auctioned the property from Samuel Doyle to Flaxney Stowell for £150. The house was always let and passed through five generations of the Stowell family before one resided there and then sold it in 1987. There have been three subsequent owners.



TOTAL FLOOR AREA : 3056 sq.ft. (283.9 sq.m.) approx.

Not to scale-for identification purposes only
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GROUND FLOOR

ENTRANCE



ENTRANCE HALL



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LOUNGE/DINER (15'2" x 13'8" approx.)



KITCHEN (13'5" x 12'0" approx.)



UTILITY ROOM/WC (5'5" x 5'3" approx.)

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BASEMENT

GYM/MEDIA ROOM (20'10" x 13'7" approx.)



FIRST FLOOR

BATHROOM (12'5" x 5'11" approx.)



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BEDROOM 2 (13'2" x 12'0" approx.)

LIVING ROOM (20'6" x 13'9" approx.)



SECOND FLOOR



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BEDROOM 1 (20'2" X 13'11" approx.)



BATHROOM (13'2" x 9'6" approx.)



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THIRD FLOOR

BEDROOM 3/HOME OFFICE (25'11" x 20'2" approx.)



OUTSIDE



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SERVICES

All mains services are installed.

Gas fired central heating.

uPVC double glazing.

ASSESSMENT

Rateable value £TBC Approx Rates payable £TBC (incl. of water rates).

TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

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