

# Elderbank, The Crofts, Castletown

Ref No DCP01196



**PRICE £1,750,000**

## DOUGLAS

37 VICTORIA STREET  
DOUGLAS  
ISLE OF MAN IM1 2LF

01624 620606

[info@deanwood.co.im](mailto:info@deanwood.co.im)

## CASTLETOWN

COMPTON HOUSE  
9 CASTLE STREET  
ISLE OF MAN IM9 1LF

01624 825995

[castletown@deanwood.co.im](mailto:castletown@deanwood.co.im)

## RAMSEY

LEZAYRE HOUSE  
87 PARLIAMENT STREET  
ISLE OF MAN IM8 1AQ

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[ramsey@deanwood.co.im](mailto:ramsey@deanwood.co.im)

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- A Rare Opportunity to Acquire One of the Finest Characterful Homes in Castletown
- Expansive living space covering over 3700 sq ft
- Private enclosed garden with automated gates, a spacious lawn, and ample parking space for multiple vehicles
- Also Available at £250,000 Commercial Unit at 46 Arbory St set up as 2 Bed Annex with Office)



**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 and then left into The Crofts, where Elderbank will be found immediately on the right hand side.

Presenting one of Castletown's finest residences. This handsome, registered house was built in the mid-1800s and sits within a private walled garden in the heart of the town.

Built from attractive local limestone, this spacious family home offers an extensive 4000sq ft of accommodation. This is complemented by an additional 1000 sq ft annex with its own title for potential use as a home office, guest suite or commercial venture.

The property benefits from this central location by being within walking distance of schools, shops, beaches and an array of local amenities offered by Castletown.

The open porch leads through to an elegant entrance hall with fabulous, bifurcated staircase. On the ground floor are four generous reception rooms with many period features. The light and spacious "Plain English" bespoke kitchen opens out onto a sunny and private rear courtyard.

A special feature is the recently renovated garden-room conservatory which boasts a productive grape vine and provides a unique entertaining space. There is also a large laundry room which provides rear access to the Annex. On this level there is a further bedroom with en-suite which is currently used as a playroom/media room.

On the first floor are three double bedrooms, two of which have en-suite bathrooms, as well as a family bathroom.

The second floor benefits from two further bedrooms and an abundance of storage.

The property is equipped with oil-fired central heating. Outside, the property is accessed via automated gates which lead to a driveway and parking area for several vehicles.

This remarkable period property offers the perfect blend of timeless character and contemporary comforts in a charming yet convenient position in Castletown.

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**RECEPTION HALL**



**SITTING ROOM** (29'0" x 11'5" approx.)



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**DINING ROOM** (16'1" x 11'3" approx.)



**STUDY/HOME OFFICE** (11'3" x 7'7" approx.)



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**CONSERVATORY** (26'9" x 21'3" approx.)



**FAMILY ROOM** (18'2" x 12'8" approx.)



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**KITCHEN/DINER** (22'4" x 20'0" approx.)



**UTILITY ROOM** (16'3" x 12'8" approx.)



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**BEDROOM 6/MEDIA ROOM** (18'3" x 11'3" approx.)



**BATHROOM** (7'2" x 5'9" approx.)





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**FIRST FLOOR**

**LANDING**



**BATHROOM** (8'8" x 11'10" approx.)



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**BEDROOM 1** (15'1" x 12'8" approx.) with **EN-SUITE** (15'11" x 9'4" approx.)



**BEDROOM 2** (16'1" x 10'7" approx.) with **EN-SUITE** (11'2" x 7'7" approx.)



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**BEDROOM 3** (11'11" x 10'7" approx.)



**SECOND FLOOR**

**BEDROOM 4** (10'11" x 9'11" approx.)

**BEDROOM 5** (10'7" x 9'11" approx.)

**ASSESSMENT**

ELDERBANK  
46 ARBORY ST

Rateable Value £232  
Rateable Value £148

Approx. Rates Payable £2,262.39 (incl. water rates).  
Approx. Rates Payable £1,120.21 (incl. water rates).

**TENURE**

FREEHOLD

VACANT POSSESSION ON COMPLETION

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

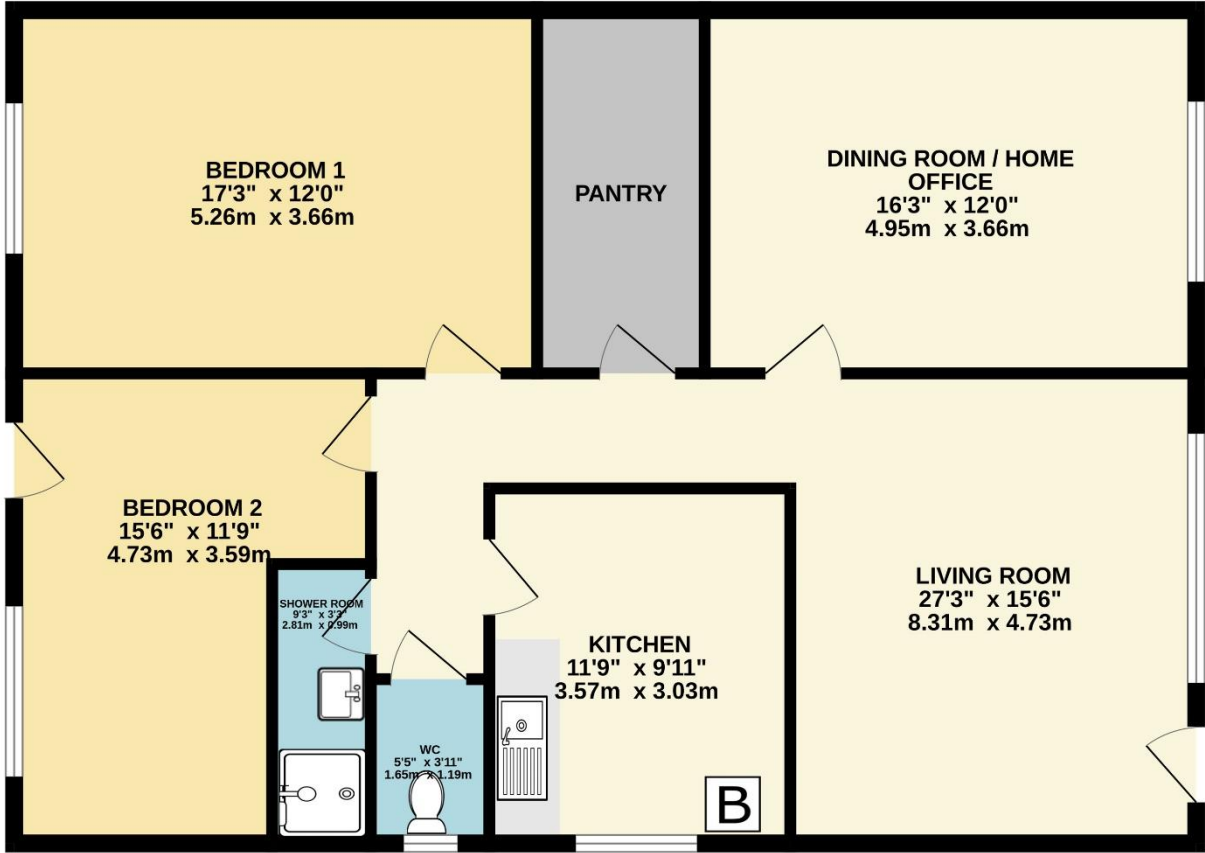
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TOTAL FLOOR AREA : 3765 sq.ft. (349.8 sq.m.) approx.

Not to scale-for identification purposes only  
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GROUND FLOOR  
1074 sq.ft. (99.8 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 sq.m.) approx.  
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