

## THE TOWN HOUSE MARKET PLACE

IM5 1AB

**£375,000**  
LEASEHOLD

Set over three floors a beautifully presented 3 bed period Townhouse located in the heart of Peel town centre with garage and off-road parking.

This charming property include first floor living, with spacious rooms, Sun Room, Roof Terrace and its own passenger lift.



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- Beautifully Presented 3 Bed Centrally Located Town House
- Set Over Three Floors, with Private Lift Installed
- Spacious Lounge/Diner
- Well Equipped Kitchen with Stone Counter Top
- Light and Bright Sun Room
- Delightful Roof Terrace
- Two En Suite Bathrooms with Additional WC
- Garage with Electric Door
- Low Maintenance Actively Managed Property
- Chain Free



### Summary

Nestled away in a quiet and peaceful corner of Peel town centre is The Town House. A charming yet spacious 3 bed period property set over three floors with garage and off-road parking, a real find within central Peel. This beautifully presented property is set out to take advantage of first floor living, with spacious rooms, Sun Room, Roof Terrace and its own passenger lift.

Peel Castle House is a large and imposing landmark building in the heart of Peel's town centre steeped in history and stands out in part due to its striking colour scheme. The building comprises of four apartments and in addition the Town House, accessed through a quiet courtyard at the rear of the property.

A communal back door provides access to the building, which in turn leads to an internal private door to enter the Town House through its own Lobby area. Alternatively a separate and private door leads directly into the ground floor Hallway, by-passing its own Lobby. Once entered, the ground floor Hallway leads to a spacious and well presented Double Bedroom. Off the Bedroom a doorway leads into what was previously an En Suite Bathroom, that has been customised by the current owner with the installation of a lift shaft and passenger lift providing a stair free entry point to the first floor. For those not requiring lift access, it would be relatively straight forward to

repurpose this space back into En Suite facilities, with the pipework still in situ. Beyond the lift shaft is a ground floor WC with wash basin and a separate under-stairs cupboard providing excellent storage facilities. Completing the ground floor is a well proportioned garage that will comfortably house a vehicle. The Garage hosts the gas fired boiler, and is plumbed for a washing machine, vented for a dryer, and is accessed either through a recently installed electronically operated roller door, or alternatively through an integral door into the ground floor Bedroom.

Stepping up to the first floor, a Central Hallway offers access to a further generous Double Bedroom that benefits from an En Suite Shower Room, complete with shower cubicle, wash basin and WC. A spacious Kitchen has an excellent range of fitted wall and base units complemented by a hard wearing granite counter top. A NEFF appliance pack includes electric hob and triple inset ovens with electric oven, grill and microwave. Completing the appliances is a full height fridge freezer and under counter dishwasher set below a 1.5 basin sink with modern mixer tap.

Beyond the Kitchen is a Lounge/Diner that stretches the full width of the property with fireplace and newly fitted carpet. An opening leads to a light and bright Sun Room with fixed roof and through to an excellent roof terrace, ideal for enjoying that morning coffee or

evening glass of wine. A functional cupboard provides additional storage and passenger lift provides alternative access to the ground floor.

A doorway from the hallway leads to a stairway providing access to the upper floor, that offers a large Double Bedroom with En Suite facilities, making it an ideal guest or teenager suite. Dual Velux windows provide plenty of natural light. Flanked either side of the Bedroom a low doorway leads to surprisingly generous eaves storage, offering sufficient head height to stand tall within the area. The striking En Suite Bathroom includes a Jacuzzi bath with side taps and rainfall plumbed shower, wall mounted shower panelling, wash basin and WC.

Externally, a block paved with communal parking is available immediately outside of the property at the rear of the building, whilst also benefitting from Peel town centre literally on the doorstep.

#### **Additional Information**

- Gas Fired Central Heating
- Glow Worm Boiler
- uPVC Double Glazed
- Leasehold Property with share in the Management Company
- 999 Year Lease Created in 2002
- Management Charge circa £170pcm.
- Comfortable Sinking Fund
- Allocated Basement Storage

#### **Directions**

From the Market Place in Peel, continue onto Douglas Street. Take the sharp left turn immediately prior to Michael Street to the car park behind Jacs Stores. Follow to the end of the car park where an opening can be found to access the Town House, identifiable by our For Sale board.



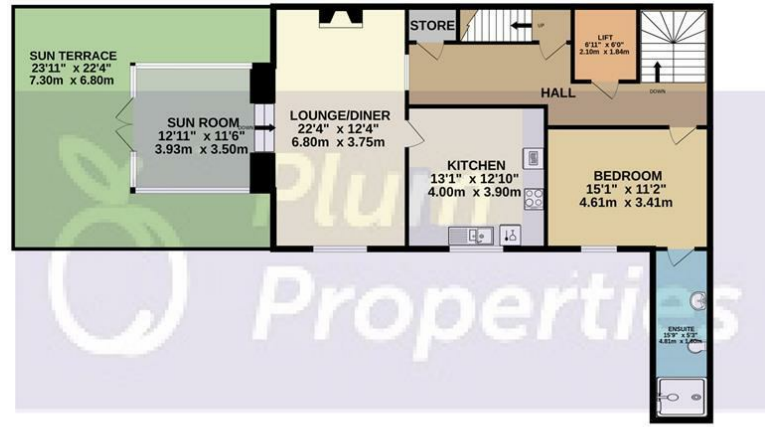




GROUND FLOOR  
683 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR  
1108 sq.ft. (102.9 sq.m.) approx.



2ND FLOOR  
562 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 2353 sq.ft. (218.6 sq.m.) approx.

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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