



## COLOONEYS QUARTERBRIDGE ROAD

IM2 3RJ

£575,000  
FREEHOLD

A striking 4 bed Edwardian semi-detached property on a mature plot offering generous accommodation located in a desirable and sought after Douglas location presented in show home condition with off-road parking and garage.



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- Elegant Edwardian Semi Detached Property
- Meticulously Maintained and in Show Home Condition
- Desirable Quarterbridge Road Location
- 4 Double Bedrooms
- Master with Contemporary En Suite and Family Bathroom
- Spacious Lounge with Bay Window and Multi Fuel Stove
- Superb Open Plan Kitchen/Diner with Log Burner
- Generous Garden Room and Attic Cinema Room
- Detached Garage and Private Off-Road Parking Bay
- Low Maintenance Manicured Grounds



## Overview

A striking 4 bed period property on a mature plot offering generous accommodation located in a desirable and sought after Douglas location.

Constructed around 1910, Colooneys is an Edwardian property that exudes elegance. The property has been meticulously maintained and is presented for sale in show home condition. Located close to the Quarterbridge,, Colooneys is conveniently positioned for access to Douglas town centre and is within walking distance of Ballakermeen High School. It is also a TT enthusiasts dream providing the perfect vantage point for Ago's leap where bikes are often aerial reaching impressive speeds.

The property is accessed by stepping into an entrance porch that leads to a central Hallway that houses a period staircase. Off the Hallway is a generous Lounge with attractive bay window and ornate fireplace fitted with a multi fuel stove. Opposite, is a stunning open plan Dining Kitchen that has been opened out to create an ideal space for the family to enjoy together.

The Kitchen area incorporates a central Island with butchers block style counter top with an inset wash basin and mixer tap, under counter fridge and breakfast bar seating. At the heart of the room is an

oil fired Rayburn range cooker that also operates as the oil fired boiler for the property providing heating and hot water. In addition to the range, the Kitchen also benefits from a two ring gas hob and combination microwave oven and grill. Classical cream base and wall units provide excellent levels of storage and are complimented by an attractive granite counter top. A generous dining area provides sufficient space for a family sized dining table, which is complemented by a period bay window with a private outlook. A recently installed multi fuel stove enhances the room, along with top of the range Karndean Art Select herringbone flooring that flows throughout the majority of the ground floor space.

An doorway from the Kitchen leads through to a functional Utility Room that has a similar look and feel to the Kitchen with matching units and granite work surface. Appliances include integrated under counter freezer with a recently installed dishwasher, washing machine and dryer each of which will be included in the sale if the asking price is met.

Beyond the Kitchen is a well proportioned Garden Room located at the rear of the property that is peaceful and tranquil with a backdrop over the manicured garden space. Off the Garden Room is a Cloak Store, ground floor WC and access to the rear of the property.

The first floor comprises three Double Bedrooms as well as the Family Bathroom. Each of the Bedrooms are generous in size and immaculately presented. The Master Bedroom includes a wardrobe wall, luxurious En Suite Shower Room and delightful distant rural views over the roof tops as far as Kates Cottage. The Family Bathroom incorporates a bath with shower over, wash basin and WC.

Stairs leading to the upper floor separate to create two further rooms into the attic space, both of which include generous eaves storage. These flexible rooms are currently configured as a double Bedroom and a TV Lounge with a fitted and wall mounted Bose speaker system.

Outside to the front a pathway leads from Quarterbridge Road to the Porch with a easily maintained garden substantially laid to lawn with landscaped borders, mature trees and bushes. The pathway continues around the property to a paved rear garden to reduce ongoing maintenance, yet is filled with mature shrubs and plants that will be a delight to keen gardeners. A recently laid contemporary pathway leads to the rear gate beyond which is a double garage with electric up and over door as well as an off-road dedicated parking bay.

#### **Additional Information**

- Oil Fired Rayburn Central Heating

- Double Glazed Throughout
- Wall Removed to Create Impressive Open Plan Lounge/Diner
- Two Multi Fuel Stoves
- Karndean Art Select Herringbone Flooring Throughout Ground Floor
- Recently Externally Insulated
- South Easterly Orientation
- Appliances Include - Rayburn Oil Range Oven & Hob, Miele 2 Ring Gas Hob, Miele Integrated Grill and Microwave, Fridge and Freezer
- Primary School - Scoill Yn Jubilee - 0.5 miles
- Secondary School - Ballakermeen high School - 0.8 miles

#### **Directions**

From the Quarterbridge roundabout travel in the direction of Onchan against the flow of the TT course and the property can be found on the right hand side immediately after the turning for Selbourne Drive.

To attend a viewing, from the Quarterbridge roundabout travel in the direction of Onchan against the flow of the TT course taking the third right turning onto Selbourne Drive. From here park the car and return on foot to Quarterbridge Road to access the property from the front access.



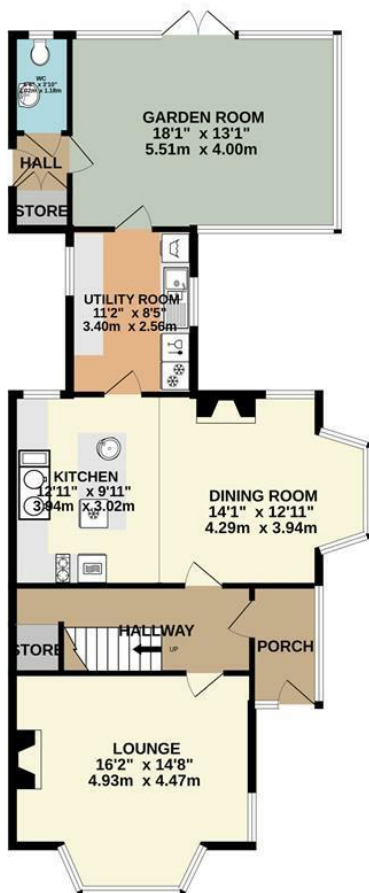








GROUND FLOOR  
1004 sq.ft. (93.3 sq.m.) approx.



1ST FLOOR  
679 sq.ft. (63.1 sq.m.) approx.



2ND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 2207 sq.ft. (205.1 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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