



1 HIGH VIEW ROAD

DOUGLAS, IM2 5BQ

£420,000
FREEHOLD

A delightful true bungalow offering excellent development potential for those seeking a project property. Ideally positioned for Douglas town centre, yet situated in a desirable green and leafy sought after location benefitting from a sunny south westerly facing rear garden.



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- Detached Bed Bungalow • Excellent Central Douglas Location • Inviting Modernisation Project for Budding Developers • 3 Double Bedrooms • Family Bathroom & Additional WC • Spacious Lounge with Conservatory Off • Fitted Kitchen, Utility & Dining Room • Elevated Terrace Overlooking Douglas Rooftops • Extensive Driveway and Large Garage with Additional Store Rooms • Delightful Grounds Including SW Facing Rear Garden



Overview

Located in the desirable area of High View Road, Douglas, this charming detached bungalow presents an exceptional opportunity for families and budding developers alike. Spanning over 1,500 square feet of accommodation, the property boasts three spacious reception rooms and three generous double bedrooms, making it an ideal family home.

Upon entering, you are welcomed into a versatile Entrance Hall, which holds the potential to be transformed into a practical Utility Room. The well-equipped Kitchen, complete with loft access, flows seamlessly into a well-proportioned Dining Room featuring a delightful bay window. This space leads to a central Lounge, characterised by an inviting chimney breast, perfect for cosy evenings. At the rear, a sunny conservatory offers stunning views over the Douglas rooftops, with double doors that open onto a terrace, providing a perfect spot to enjoy the south-westerly facing garden.

The property also includes a family bathroom with ample storage, alongside an additional WC for convenience. Externally, the long driveway accommodates up to five vehicles, leading to a large garage with an up-and-over door, offering generous storage solutions. An additional store off the garage, equipped with light and power, is currently configured as a utility room, enhancing the property's

functionality.

The front garden is designed for low maintenance, featuring a mature hedgerow that ensures privacy. Meanwhile, the expansive rear garden is a suntrap, perfect for outdoor relaxation and entertaining throughout the day. With its prime location close to the town centre and all essential amenities, this bungalow is a rare find in a green and leafy setting, ready for its new owners to make it their own.

Additional information

- Double Glazed
- Oil Fired Central Heating
- Development Potential
- Fully Accessible Loft Space
- Primary School - Scoill Yn Jubilee - 0.4 miles
- St Ninians Lower School - 2 miles
- St Ninians High School 0.3 miles

Directions

From the TT Grandstand travel in the direction of the TT course and down Bray Hill taking the third turning on the right onto High View Road where the property can be found immediately on the left hand side identifiable by our for sale board.

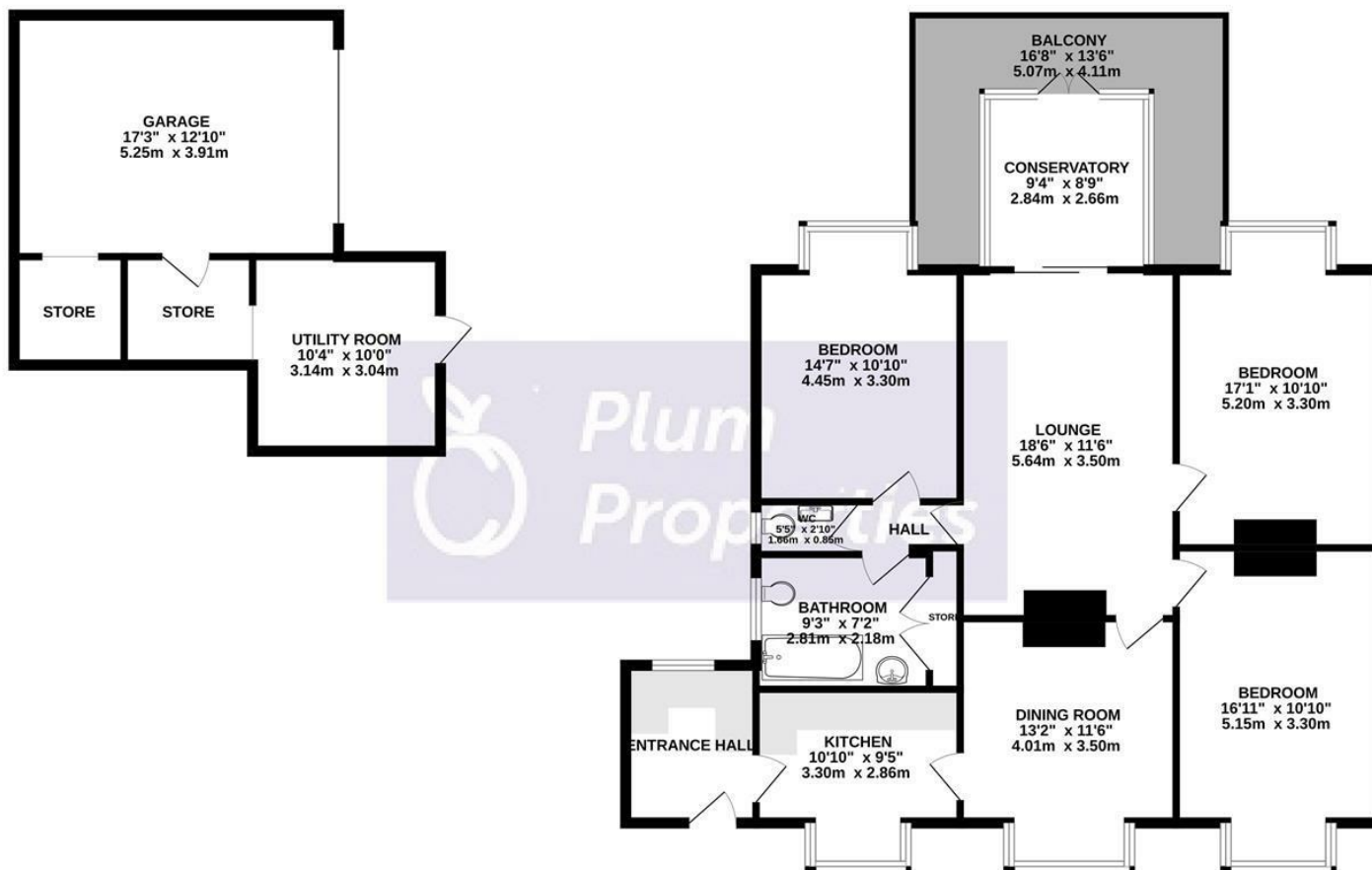






LOWER GROUND FLOOR
397 sq.ft. (36.8 sq.m.) approx.

GROUND FLOOR
1154 sq.ft. (107.2 sq.m.) approx.



TOTAL FLOOR AREA : 1551 sq.ft. (144.1 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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