



35B, SCARLETT ROAD CASTLETOWN, IM9 1NS

ASKING PRICE £650,000
FREEHOLD

A part constructed executive property stretching to approximately 3,800 square feet on a front line coastal plot that requires completing.

Currently studded out the property incorporates four En Suite Bedrooms and three Receptions Rooms including an impressive Family Room complete with two large patio doors.

The property is water tight, and has a commissioned oil boiler with ground floor under floor heating to be installed.



- Partially Constructed Coastal Property • CÍrca 3,800 Square Feet • Currently Constructed to First Fix Stage • Studded Out with Four En Suite Bedrooms • Superior Family Room with Two 3m Glazed Doors • Further Reception Room and Office • Integral Garage, Boiler Room and Utility Room • Fully Commissioned Oil Boiler • Wet Ground Floor Under Floor Heating to be Installed • Additional Coastal Parcel of Land



Overview

Attention all developers and project seekers, Due to a change in the owners circumstances we are delighted to bring to market a truly rare opportunity to acquire a manageable project the comprises a 3,800 square foot partially constructed new build executive property that commands a coastal location with uninterrupted sea views as well as benefiting from an additional parcel of land that leads directly to the beach.

Castletown offers a unique blend of historical charm and modern convenience. As the island's ancient capital, it is steeped in history and boasts stunning heritage sites like Castle Rushen. , Excellent schools include the Islands only private schools, and easy access to local amenities, all while being surrounded by the natural coastal beauty the Island has to offer. With its peaceful atmosphere, proximity to Douglas, and the Airport on its doorstep Castletown provides an ideal balance for those seeking a a relaxed lifestyle with the benefits of modern connectivity.

Scarlett Road sits on the edge of Castletown Square, the focal point of the town itself with shops, bars and restaurants all conveniently located, whilst being within a short stroll of local primary and secondary schools. All of this and benefitting from coastal scenic walks on its doorstep.

The property itself offers an opportunity to

developers and cash buyers to see to fruition the completion of a substantially constructed executive property, that sits on a generous plot providing a much sought after coastal location with enviable stunning scenic views make for an attractive proposition.

The property is watertight, with the frame fully erected, roof completed and windows and external doors installed. The internal stud work is in place over both floors with a configuration offering four en suite bedrooms. The plaster board is yet to be fitted, allowing for the new owner to change the existing configuration to their own personal preference without too much difficulty. First fix electrics have been fitted, whilst an oil boiler has been installed and fully commissioned prior to the end of 2024 that will feed the underfloor heating system to be installed on the ground floor, with radiators planned to be fitted on the upper level.

Stepping into the the property through a composite front door and into a generous porch and welcoming Hallway that is designed to house a convenient storage cupboard whilst also providing access to the garage. To the front of the property the layout provides a ground floor En Suite Bedroom, second Lounge/Snug, WC and a Study offering work from home space. To the rear is an expansive open plan Family Room that stretches across the full 13m width of the property and incorporates two 3m glazed sliding doors allowing

access to the back garden whilst offering stunning uninterrupted coastal views. This room offers space for a generous Kitchen and centre island, as well as ample room for a large family sized dining table and plenty of room remaining for a social seating area.

Located off the Family Room, a Utility Room provides side access to the outside of the property. Beyond is a boiler room that houses the oil fired boiler, manifold for the underfloor heating system and pressurised water cylinder. The Boiler Room leads through to the integral garage which stretches to almost 8m, being much longer than the average garage.

Travelling up a turned staircase that is to be fitted, the upper floor is configured to provide three En Suite Bedrooms as well as further storage. The principal Bedroom Suite benefits from his and hers Dressing Rooms and being located at the rear of the property, provides idyllic coastal views to wake up to each morning.

Externally, the front of the property will be low maintenance whilst providing off-road parking for multiple vehicles, whereas the plans for the rear garden include a patio area immediately outside the property and lawn beyond. Included with the property is a sea fronted parcel of land on Queen Street that runs parallel to the property but without any planning consent for development.

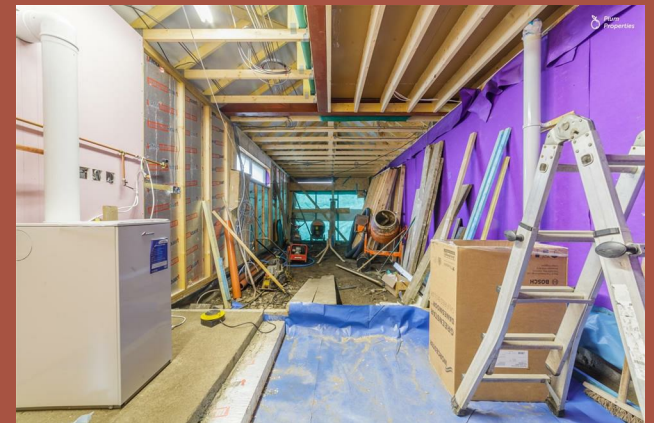
With the exception of the owners tools, all of the materials within the property are included within the sale.

Additional Information

- Part Completed New Build Property
- Within Short Walk of Castletown Square
- Coastal Plot with Additional Frontline Coastal Parcel of Land
- Circa 3,800 square Feet
- Completed to First Fix Stage
- Fully Commissioned Oil Boiler
- Wet Ground Floor Underfloor Heating System to be Installed
- All Materials within the Property to be Included

Directions

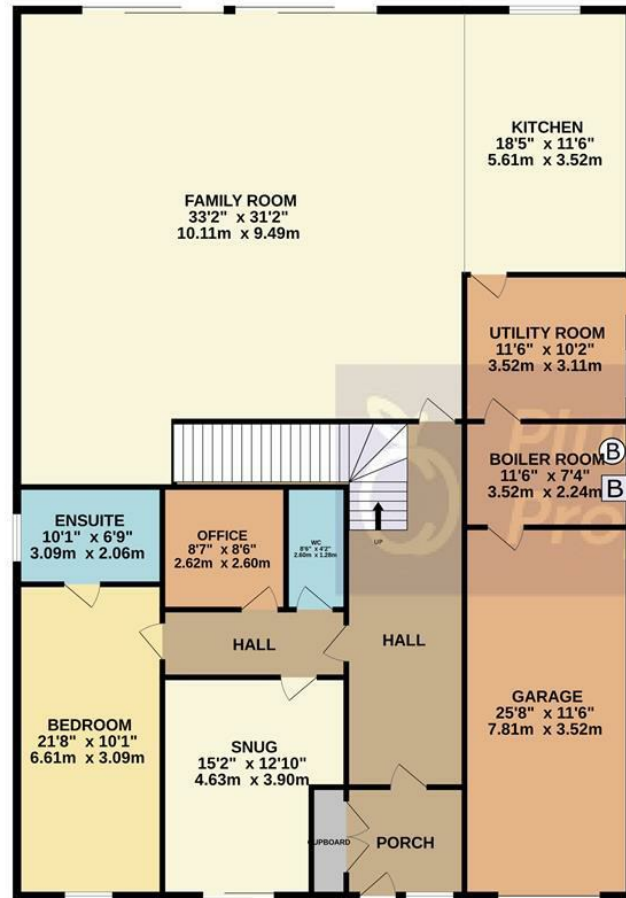
Leave Castletown Square travelling in a southerly direction onto Farrants Way. Take the third turning on the left onto Scarlett Road whereby the property can be found on the left hand side after travelling 100m identifiable by our for sale board.



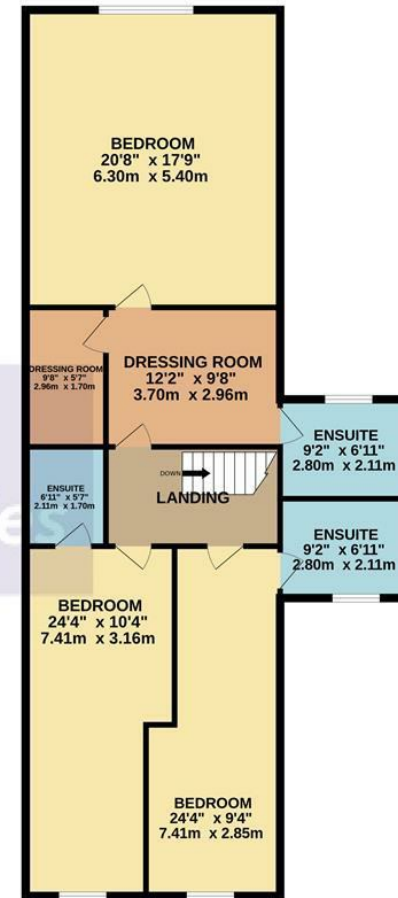




GROUND FLOOR
2629 sq.ft. (244.2 sq.m.) approx.



1ST FLOOR
1218 sq.ft. (113.1 sq.m.) approx.



TOTAL FLOOR AREA : 3847 sq.ft. (357.4 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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