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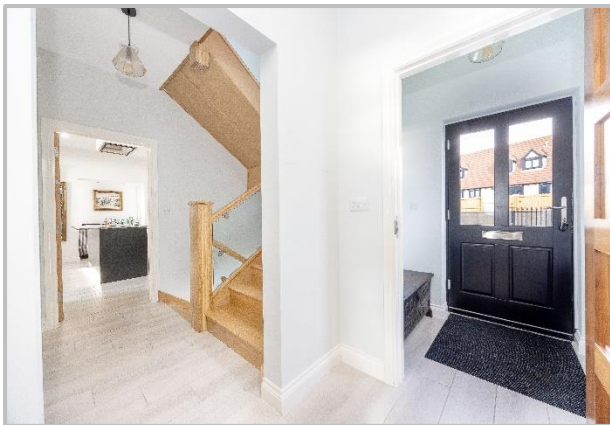
Arlington Lodge, Strathallan Road, Onchan, IM3 1NN  
**Asking Price £1,450,000**



## Arlington Lodge, Strathallan Road, Onchan, IM3 1NN

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Discover Your Dream Home: A Luxurious Coastal Retreat. Introducing a magnificent newly built detached house nestled in an exclusive residential area, offering breath taking panoramic views over Douglas Bay. This stunning property is the epitome of luxurious design, spacious living, and modern technology, making it the perfect haven for families seeking both comfort and style in a prime location. Step into a generously sized 19-foot living room, where relaxation and entertaining come together seamlessly. The room opens onto an elevated sun deck, perfect for soaking in the stunning coastal scenery and enjoying tranquil moments outdoors. At the heart of this exquisite home is a striking 24-foot dining kitchen, equipped with contemporary appliances and designed to maximize those incredible sea views. Convenience is key, with a utility room, a boiler room, and a separate laundry room thoughtfully included for everyday practicality.



Accommodation is plentiful, featuring five to six spacious double bedrooms. Three of these rooms come complete with luxurious en-suite bathrooms, while a modern family shower room and two additional cloakrooms cater to the needs of a busy household. Enjoy year-round comfort with gas-fired central heating, Omnie underfloor heating, and a smart thermostat system, complemented by uPVC double glazing to enhance insulation and minimize energy consumption.

Stay connected with ease, thanks to Cat 6 internet and TV cabling throughout the home. Your security and peace of mind are prioritized with a video entry system, CCTV, and an intruder alarm, all supported by externally mounted cameras. Practicality continues with an integral double garage, providing ample space for parking and storage.

Outside, the property boasts a large, enclosed south-facing rear garden, ideal for entertaining, gardening, or simply basking in the sun in a serene, private setting. Combining stunning architectural design with cutting-edge technology, this exceptional property offers an exclusive lifestyle in one of the area's most desirable locations. With sleek interiors, breath taking views, and thoughtfully designed outdoor spaces, every detail has been meticulously crafted to create a home that truly stands out. This remarkable residence is a rare opportunity for luxurious coastal living in a highly sought-after setting. Arrange a viewing today and experience the charm and elegance of your dream home!

## LOCATION

Drive north bound towards the end of Douglas Promenade and take the left hand turning up Summerhill Road. Turn right onto Strathallan Road and Arlington Lodge is the second property on the right.

## ENTRANCE VESTIBULE

### ENTRANCE HALL

7' 6" x 11' 1" (2.28m x 3.38m)

Oak and glazed panelled staircase leading to upper and lower floors. 2 storage cupboards.

### CLOAKROOM

4' 8" x 6' 8" (1.42m x 2.03m)

Suite comprising pedestal wash hand basin and WC. Extractor fan. Slate tiled floor.

### LIVING ROOM

13' 6" x 19' 7" (4.11m x 5.96m)

Ornate fireplace. Downlighters. Double doors leading onto outside Sun Deck. Square opening to

### KITCHEN/DINING ROOM

14' 2" x 24' 0" (4.31m x 7.31m)

Modern wall and base units incorporating a stainless steel sink unit with mixer tap and drainer. Two built in ovens. Matching Island with ceramic hob. Ceiling extractor. Downlights.

### UTILITY

10' 6" x 12' 9" (3.20m x 3.88m)

Sink with drainer and mixer tap. Velux window. Door to Integral Garage.

## FIRST FLOOR: LANDING

Storage cupboard.

### BEDROOM 1

13' 6" x 16' 4" (4.11m x 4.97m)

Built-in wardrobe. Double doors to Juliette balcony with superb sea views.

### ENSUITE BATHROOM

10' 5" x 9' 7" (3.17m x 2.92m)

Suite comprising panelled bath with hand held attachment, shower area with matt black and glass panelled screen with large raindrop shower head. Vanity unit with inset wash hand basin and WC. Fully tiled Marble walls and floor. Wall lights. Vertical designer towel rail. Feature oval window.

### BEDROOM 2

14' 8" x 11' 8" (4.47m x 3.55m)

### BEDROOM 3

14' 8" x 11' 7" (4.47m x 3.53m)

## SHOWER ROOM

Shower cubicle with electric shower. Vanity wash hand basin and WC. Fully tiled walls and floor. Vertical towel radiator.

## LOWER GROUND FLOOR: LANDING

Cupboard.

### CLOAKROOM

Pedestal wash hand basin and WC.

## **LAUNDRY ROOM**

10' 7" x 9' 9" (3.22m x 2.97m)

Sink unit with mixer tap and drainer. Airing cupboard. Eaves storage cupboard. Door to rear porch with door to rear.

## **BOILER ROOM**

10' 4" x 7' 3" (3.15m x 2.21m)

Worcester gas fired central heating. Plumbed for washing machine.

## **BEDROOM 4**

10' 4" x 15' 6" (3.15m x 4.72m)

Double doors open to the rear garden.

## **ENSUITE SHOWER ROOM**

Shower area with rain head shower and shower attachment, vanity wash hand basin and WC. Fully tiled walls and floor. Vertical towel warmer.

## **BEDROOM 5**

11' 0" x 15' 6" (3.35m x 4.72m)

Double doors to

## **ENSUITE SHOWER ROOM**

Enclosed shower cubicle with shower, wash hand basin with storage below and WC. Fully tiled walls and floor.

## **OUTSIDE**

Block paved entrance to off road parking. Wrought iron railings and gate to front boundary. There is a south facing rear garden perfect for entertaining. Large lawn.

## **SERVICES**

Mains water, electricity and drainage. Gas central heating.

## **VIEWING**

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.

## **POSSESSION**

Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.

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TOTAL FLOOR AREA : 3276 sq.ft. (304.3 sq.m.) approx.

Not to scale-for identification purposes only  
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#### DOUGLAS

31 Victoria Street  
Douglas IM1 2SE  
T. 01624 623778  
E. douglas@chrystals.co.im

#### PORT ERIN

23 Station Road  
Port Erin IM9 6RA  
T. 01624 833903  
E. porterin@chrystals.co.im

#### COMMERCIAL

Douglas Office: 01624 625100, commercial@chrystals.co.im

#### RENTALS

Douglas Office: 01624 625300, douglasrentals@chrystals.co.im

Directors: Shane Magee M.R.I.C.S.; Neil Taggart BSc (Hons), M.R.I.C.S.; Joney Kerruish BSc (Hons), M.R.I.C.S.; Dafydd Lewis BSc (Hons), M.R.I.C.S., MA (Cantab), Dip Surv Prac. Registered in the Isle of Man No. 34808, Chrystal Bros, Stott & Kerruish Ltd. Trading as Chrystals. Registered Office, 31 Victoria Street, Douglas, Isle of Man IM1 2SE.