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Bay House, College Green, Castletown, IM9 1BE
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Chrystals have pleasure in offering for sale this elegant waterfront Regency townhouse, enjoying outstanding an uninterrupted sea, bay and coastal panorama. Enjoying over one hundred feet of private sea frontage, Bay House is a detached residence offering generous family accommodation. Large, light rooms take full advantage of the panoramic views that come with it's south facing sea-frontage. The house has been fully modernised with all fixtures and fittings sympathetic to the era and style of the property, yet retaining original period features, notably the fireplaces and beautifully panelled doors. The restored floors are of polished hardwood and some of the period ceilings are elaborately decorated plasterwork. A particular feature of this impressive family home is the flexibility of accommodation layout, with the kitchen utility wing having a separate entrance and first floor living space above. This could easily be utilised as a self-contained suite for family or staff, such as live-in house keeper / au-pair. The house is of masonry construction, painted and cement rendered and has a slate roof. There are two large garages with automatic doors and an inspection pit. Under a large roofed canopy are two additional covered parking spaces. Outside the large entrance courtyard offers further visitor's car parking for 3 or more vehicles. Separate to the main house is a studio / office with private courtyard entrance.



LOCATION

Bay House is situated on a quiet section of the Promenade overlooking the broad sweep of Castletown Bay to the south. All the amenities of historical Castletown are within a short walking distance as are both The Buchan and King William's College schools. The Castletown Golf Links and Ronaldsway Airport are a few minutes drive away.

ACCOMMODATION

All rooms have central heating, telephone connections and TV points and wired for internet with fibre optic cables.

GROUND FLOOR

All living rooms dual aspect with view of seaside and front gardens, evergreen for year round enjoyment.

ENTRANCE PORCH

With double half glazed doors and encaustic tiled floor.

HALL

An imposing Georgian front door with arched fan light above leading into formal entrance hall with coved cornice. Decorative Regency panels above doorways.

ANTE-ROOM 12' 9" x 6' 8" (3.88m x 2.03m)

Leading to drawing room. Custom built bookshelves and window seat overlooking a stone walled garden.

DRAWING ROOM

25' 10" x 15' 0" (7.87m x 4.57m)

Pooil Vaaish limestone fireplace and Colefax and Fowler designed glass-fronted multi-fuel stove. High beamed ceiling and polished teak floor. French doors opening onto a decked terrace and the sea-side garden.

MORNING ROOM

24' 6" x 12' 9" (7.46m x 3.88m)

Semi circular bay with sea views. Elaborate ceiling decoration and coved cornice. Period fireplace surround with glass fronted wood burning stove. Polished oak floor.

DINING ROOM 22' 5" x 13' 2" (6.83m x 4.01m)

Semi circular bay with sea views. Period fireplace with Regency grate. Polished oak floor is now carpeted.

LIBRARY / ANTE ROOM TO DINING ROOM 11' 0" x 9' 0" (3.35m x 2.74m)

Bay window seat and sash window overlooking stone walled garden. Custom-built book cases with cupboards beneath. Carpeted floor.

BREAKFAST ROOM 11' 11" x 14' 4" (3.63m x 4.37m)

Carpeted floor. A window seat with under storage and sash window overlooking deck and evergreen seaside garden. Painted dresser.

INTERLEADING TO

KITCHEN 17' 2" x 9' 3" (5.23m x 2.82m)

Constructed in period style with painted hardwood cabinets, open shelving, latticed baking cupboard, pitch pine worktops, and earthenware sink. All custom made. Equipped with range cooker, and handmade wrought iron extractor hood. Dishwasher. Quarry tiled floor, velux roof light in painted boarded ceiling. Door to decked terrace. Sea views.

INNER HALL

Quarry tiled floor and under stair utility cupboard.

CLOAKROOM

Quarry tiled floor. Back door leading to garages and portico. Coat pegs, shelves and cupboards.

UTILITY ROOM 9' 2" x 9' 2" (2.79m x 2.79m)

Quarry tiled floor. Pine worktop. Washing machine and tumble drier. Earthenware sink.

WASHROOM

SECONDARY STAIRCASE

Close carpeted, leading to first floor and...

INDEPENDENT SUITE OF ROOMS CONSISTING OF :

SITTING ROOM 14' 6" x 12' 9" (4.42m x 3.88m)

Carpeted. Window seat with sash window and sea views.

BEDROOM 10' 0" x 9' 4" (3.05m x 2.84m)**BATH / SHOWER ROOM**

With custom made cabinet.

GAMES ROOM 33' 0" x 11' 8" (10.05m x 3.55m)

Fitted bookcase and log burning glass fronted stove, large coal cellar and cool wine cellar.

MAIN STAIRCASE

Close carpeted in sisal matting, with generous landings and sea views, leads to First and Second floor accommodation.

FIRST FLOOR**BEDROOM 1** 21' 10" x 13' 10" (6.65m x 4.21m)

Polished oak floor. Semi-circular bay windows with sea views. Dressing room with built-in cupboards leading to ensuite bathroom. Roll-top bath, bidet, low level WC, pedestal wash hand basin and heated towel rail. Original panelled / shuttered window reveals.

BEDROOM 2 22' 1" x 12' 9" (6.73m x 3.88m)

Polished oak floor. Original Georgian pine chimney piece and cast iron dog-grate. Semi-circular bay window with sash windows overlooking the sea.

ENSUITE DRESSING ROOM 12' 2" x 10' 5" (3.71m x 3.17m)

Polished oak floor. Range of built-in wardrobes with period mahogany doors. Panelled / shuttered window reveals.

ENSUITE SHOWER ROOM

Bidet, pedestal wash hand basin, shower cubicle, heated towel rail and wall cabinet. Polished timber floor.

SECOND FLOOR

Landing, carpeted.

LINEN ROOM

Shelved.

BEDROOM 3 16' 2" x 12' 9" (4.92m x 3.88m)

Polished pine floor. Window seat now provides storage under a new fitted work table with a sea view. Built-in cupboards.

BEDROOM 4 16' 5" x 12' 9" (5.00m x 3.88m)

Polished pine floor. Fitted work table with under storage below and sea views from the wide dormer window.

BEDROOM 5

Polished pine floor. Velux roof light.

BATH / SHOWER ROOM

Polished pine floor. Bath with shower screen, pedestal wash hand basin, heated towel rail and velux roof light.

SEPARATE WC**OUTSIDE**

Stone walled formal front garden with gated entry. Mature evergreen hedging. York paved. Parking forecourt equipped with wall mounted charger for electric vehicle. Double gates. Double carport with quarry tiled floor.

GARAGE 1 21' 0" x 12' 6" (6.40m x 3.81m)

Electric remote. Controlled door. 3 cupboards with pine doors housing boiler and oil tank. Inspection pit with sturdy wooden cover. Doorway giving access to seaside garden.

GARAGE 2 17' 5" x 11' 0" (5.30m x 3.35m)

Electric remote. Controlled door. 4 cupboards with boarded doors.

GARDEN & BIN STORE**OFFICE** 19' 8" x 10' 0" (5.99m x 3.05m)

With private entrance. Boarded ceiling with velux window. Walls of bookshelves. Sea view. Radiator connected to central house heating.

SEASIDE GARDEN

Besides the outer sea wall with storm drains there is now an inner stone built sea wall planted with decorative seaside plants. Seaside garden planted with evergreen shrubs for year round display. Large barbecue area.

TENURE

The property is for sale Freehold with vacant possession upon completion.

VIEWINGS

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

POSSESSION

Vacant on completion.

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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N.B. Photographs were taken prior to the furniture being removed.







