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Balcony House & 5 The Parade, Castletown, IM9 1LG  
**Asking Price £1,495,000**



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A rare opportunity to acquire two exquisite adjoining period townhouses in the heart of historic Castletown Square, the ancient capital of the Isle of Man. Enjoying breathtaking views across the castle and out to sea, with sandy beaches and scenic countryside walks on your doorstep. All local amenities are just a leisurely stroll away, with the airport only a short drive. 'Balcony House' - formerly the residence of Captain John Quilliam, a distinguished hero of the Battle of Trafalgar, exudes character and heritage. The spacious and adaptable layout includes a dining room, sitting room, family room, elegant drawing room, study, a well-appointed dining kitchen, cloakroom, 2/3 generously sized bedrooms, 2 bathrooms and a large attic space. 'No. 5' - blends classic charm with modern comfort and comprises a lounge, study, basement, stylish dining kitchen, cloakroom, 4 bedrooms, 3 bathrooms and an attic room. To the rear, a gated courtyard opens



## LOCATION

Travelling out of Port Erin, take the coast road towards Castletown. On the approach into Castletown take the right turn into Arbory Road. Continue along past Castle Rushen High School on the right hand side, heading into Castletown Square. The properties can be found on the left hand side immediately as you enter the square.

## BALCONY HOUSE

### ENTRANCE VESTIBULE

8' 10" x 7' 3" (2.7m x 2.2m)

Cupboard housing burglar alarm and electrics.

### HALLWAY

34' 1" x 8' 2" (10.4m x 2.5m)

Staircase leading up to first floor. Under stairs cupboard. Tiled floor.

### DINING ROOM

23' 11" x 14' 9" (7.3m x 4.5m)

Generous front aspect room. Feature fireplace and archway with built-in store cupboards.

### SITTING ROOM

18' 8" x 13' 5" (5.7m x 4.1m)

Door leading to courtyard. Tiled floor.

### DINING KITCHEN

21' 8" x 17' 5" (6.6m x 5.3m)

Modern fitted kitchen comprising cream wall and base units, ceramic hob, double oven, cooker hood, 1 1/2 bowl sink unit, integrated fridge/freezer and dishwasher. Cupboard housing washing machine and dryer. Tiled floor. Door leading out to gated courtyard.

## SITTING ROOM/BEDROOM 3

15' 5" x 14' 5" (4.7m x 4.4m)

Front aspect. Stone feature fireplace.

### CLOAKROOM

5' 3" x 6' 3" (1.6m x 1.9m)

W.C., wash hand basin. White ladder style heated towel rail. Tiled walls.

## FIRST FLOOR

### LANDING

8' 2" x 7' 7" (2.5m x 2.3m)

Stairs down to:

### FAMILY ROOM

43' 0" x 17' 1" (13.1m x 5.2m)

Wonderful room with large floor to ceiling windows offering views over the square and Castle. This room was originally designed as a ballroom!

### DRAWING ROOM

22' 0" x 21' 4" (6.7m x 6.5m)

Front aspect. Feature fireplace. Door to balcony with amazing views of the Castle.

### STUDY

21' 4" x 11' 10" (6.5m x 3.6m)

Fabulous wood panelled room with large feature fireplace.

## SECOND FLOOR

### LANDING

8' 2" x 8' 10" (2.5m x 2.7m)

Built-in cupboard. Enclosed staircase to attic.

## BEDROOM 2

18' 8" x 12' 10" (5.7m x 3.9m)

Large double bedroom with sea views. Feature fireplace, built-in cupboard.

### EN-SUITE BATHROOM

12' 6" x 5' 7" (3.8m x 1.7m)

Suite comprising bath with shower over, w.c., wash hand basin. Tiled walls.

### WALK-IN CUPBOARD

Belfast sink.

## BEDROOM 1

18' 1" x 13' 5" (5.5m x 4.1m)

Front aspect. Wonderful large room with feature fireplace.

### EN-SUITE BATHROOM

13' 1" x 8' 2" (4m x 2.5m)

Suite comprising bath, corner shower cubicle, wash hand basin in unit, w.c.. Tiled floor and walls. White ladder style heated towel rail.

## ATTIC

39' 4" x 22' 0" (12m x 6.7m)

Front aspect. High vaulted beamed ceiling. Boiler & Megaflo.

## 5 THE PARADE

### ENTRANCE HALLWAY

14' 9" x 6' 11" (4.5m x 2.1m)

Elegant welcoming hallway with staircase leading to first floor. Double doors leading to lounge.

## **CLOAKROOM**

6' 11" x 5' 11" (2.1m x 1.8m)

Fitted suite comprising wash hand basin, w.c., fully tiled walls.

## **LOUNGE**

16' 5" x 13' 5" (5m x 4.1m)

Good sized room. Front aspect.

## **STUDY**

10' 6" x 9' 10" (3.2m x 3m)

Rear aspect.

## **INNER HALLWAY**

6' 3" x 4' 7" (1.9m x 1.4m)

Understairs store cupboard with steps leading down to basement.

## **BASEMENT**

25' 7" x 22' 8" (7.8m x 6.9m)

Good storage. Light.

## **DINING KITCHEN**

14' 5" x 13' 5" (4.4m x 4.1m)

Bright and airy room with wonderful high ceilings. Kitchen fitted with a good range of cream Shaker style wall and base units with contrasting granite effect worktops, incorporating white ceramic sink unit. Cooker with 8- ring hob and double oven, integrated washing machine, dishwasher and fridge/freezer, space for dryer. Cupboard housing Alpha gas central heating boiler, cupboard with Megaflo. 2 Velux windows. Tiled floor. Double doors to rear courtyard.

## **FIRST FLOOR**

### **LANDING**

Stairs leading up to second floor.

### **BEDROOM 1**

23' 7" x 14' 9" (7.2m x 4.5m)

Front aspect. Large double bedroom. 2 arched feature alcoves, beamed ceiling.

### **EN-SUITE**

9' 2" x 10' 2" (2.8m x 3.1m)

Suite comprising bath, shower cubicle, w.c., hand wash basin. Tiled walls and floor. Xpelair.

### **BEDROOM 4**

10' 6" x 6' 11" (3.2m x 2.1m)

Staircase leading to Balcony House (blocked off).

## **SECOND FLOOR**

### **LANDING**

Stairs up to attic room.

### **BATHROOM**

11' 6" x 9' 2" (3.5m x 2.8m)

Suite comprising bath, shower cubicle, w.c., hand wash basin. Tiled walls. Xpelair.

### **BEDROOM 3**

13' 5" x 12' 2" (4.1m x 3.7m)

Front aspect. Double bedroom.

### **BEDROOM 2**

15' 1" x 13' 5" (4.6m x 4.1m)

Front aspect. Double bedroom.

### **EN-SUITE BATHROOM**

10' 6" x 8' 10" (3.19m x 2.68m)

Suite comprising bath, shower cubicle, w.c., wash hand basin. White ladder style heated towel rail. Tiled walls.

## **THIRD FLOOR**

### **ATTIC ROOM**

26' 11" x 23' 7" (8.2m x 7.2m)

Storage. Limited head height.

## **OUTSIDE**

Enclosed courtyard. Large gated parking area.

## **SERVICES**

Mains water, drainage and electricity. Gas central heating. Mainly wooden sash windows.

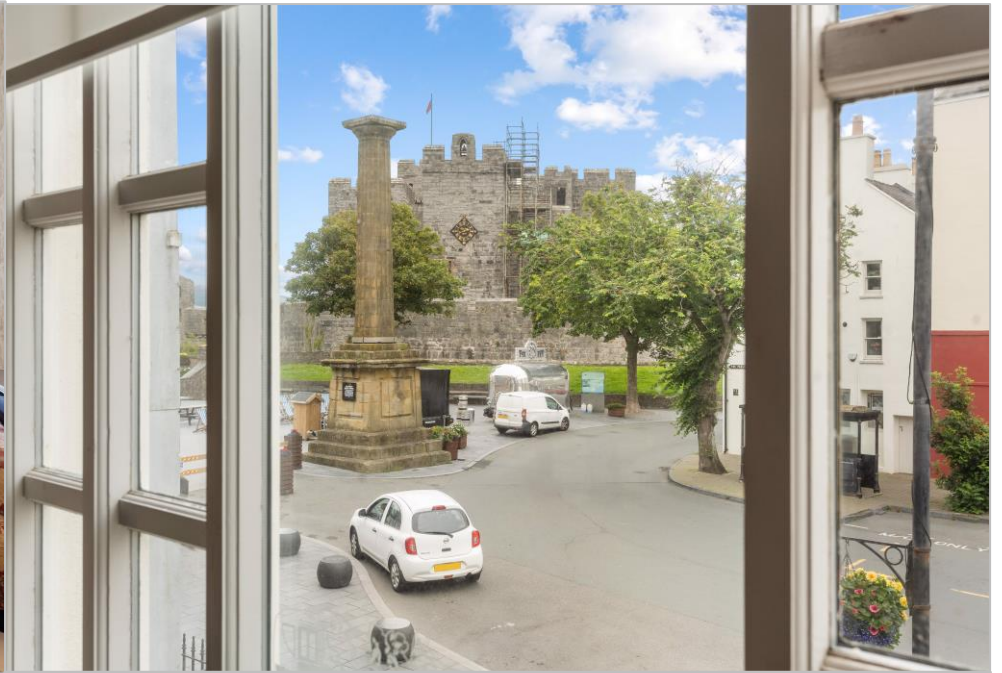
## **POSSESSION**

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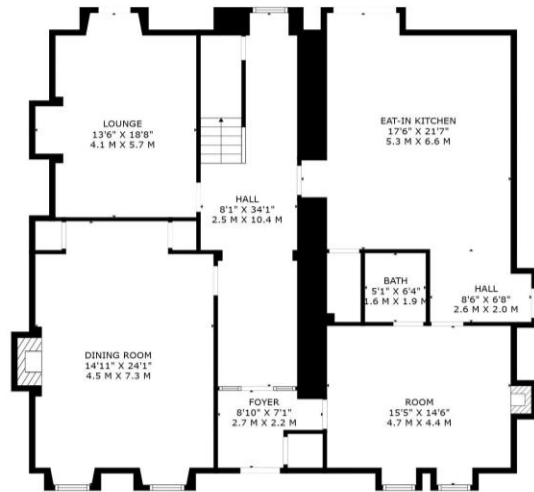




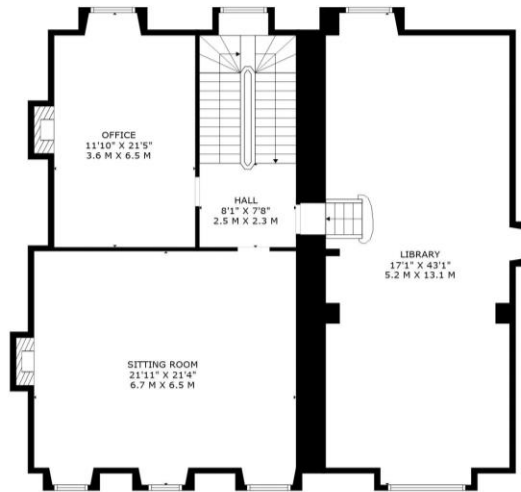








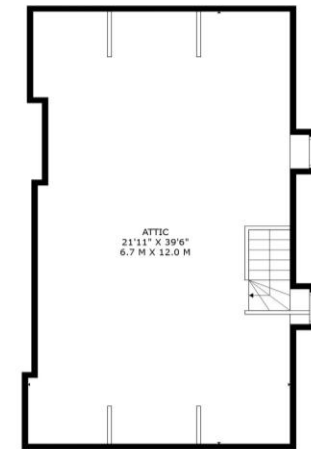
FLOOR 1



FLOOR 2



FLOOR 3



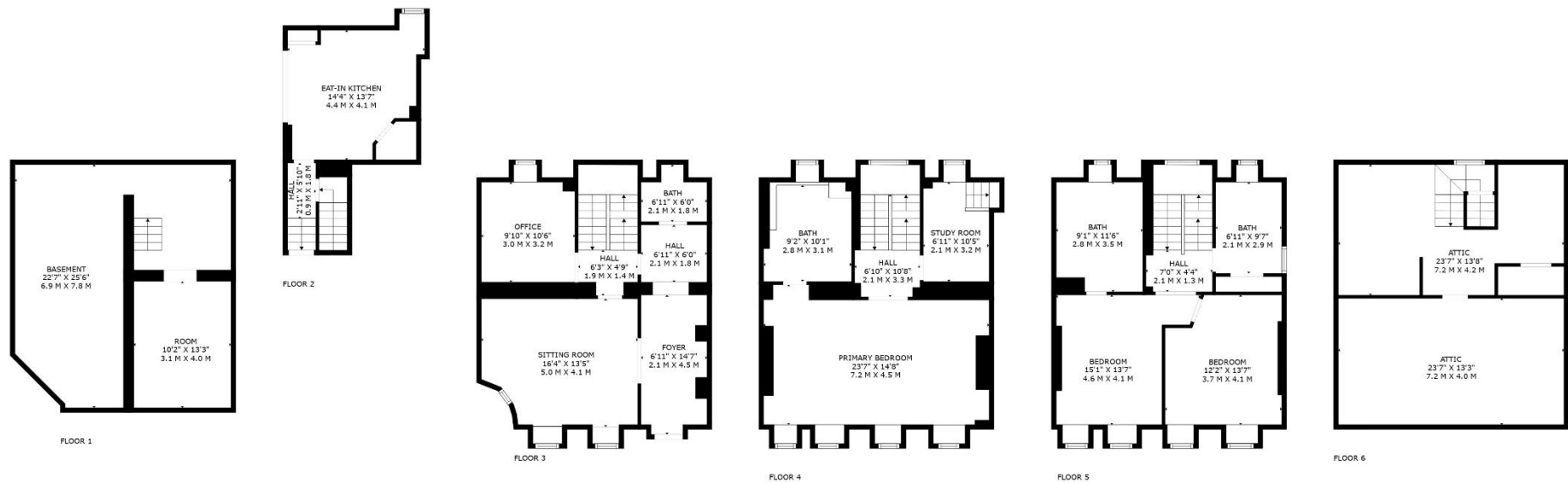
FLOOR 4



**TOTAL: 4098 sq. ft, 381 m2**  
 FLOOR 1: 1619 sq. ft, 150 m2, FLOOR 2: 1611 sq. ft, 150 m2, FLOOR 3: 868 sq. ft, 81 m2, FLOOR 4: 0 sq. ft, 0 m2  
 EXCLUDED AREAS: FIREPLACE: 41 sq. ft, 5 m2, LOW CEILING: 183 sq. ft, 16 m2, ATTIC: 687 sq. ft, 64 m2  
 WALLS: 316 sq. ft, 31 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





**TOTAL: 2205 sq. ft, 205 m<sup>2</sup>**

BELOW GROUND: 0 sq. ft, 0 m<sup>2</sup>, BELOW GROUND: 249 sq. ft, 23 m<sup>2</sup>, FLOOR 3: 623 sq. ft, 58 m<sup>2</sup>, FLOOR 4: 647 sq. ft, 60 m<sup>2</sup>, FLOOR 5: 645 sq. ft, 60 m<sup>2</sup>, FLOOR 6: 41 sq. ft, 4 m<sup>2</sup>

EXCLUDED AREAS: ROOM: 161 sq. ft, 15 m<sup>2</sup>, BASEMENT: 398 sq. ft, 37 m<sup>2</sup>, ATTIC: 492 sq. ft, 45 m<sup>2</sup>,

LOW CEILING: 110 sq. ft, 10 m<sup>2</sup>

WALLS: 323 sq. ft, 32 m<sup>2</sup>



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Since 1854

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