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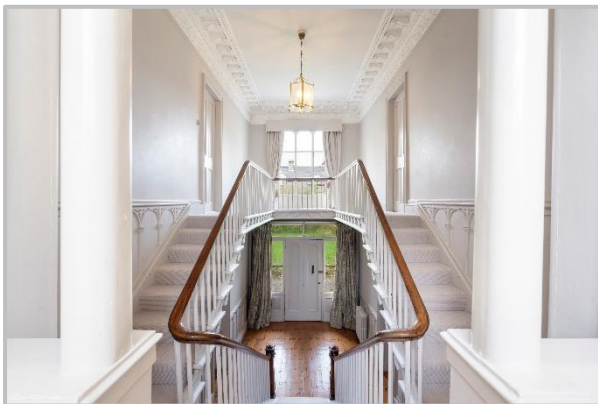
Elderbank, The Crofts, Castletown, IM9 1LW  
**Asking Price £1,395,000**



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One of the finest period town houses of the Island, nestled in the conservation area of historic Castletown. Elderbank is a most handsome limestone house with a grand, elegant and welcoming feel, perfect for family living. The principal house has a very impressive entrance hall with bifurcated staircase which leads to 4 Reception Rooms, Wonderful Kitchen, Study, spacious Garden room and Utility Room. There are 5/6 Bedrooms with 3 ensuites and Family Bathroom. Outside is a private, walled garden with automated gates and ample parking for several cars. A personal inspection is strongly recommended.









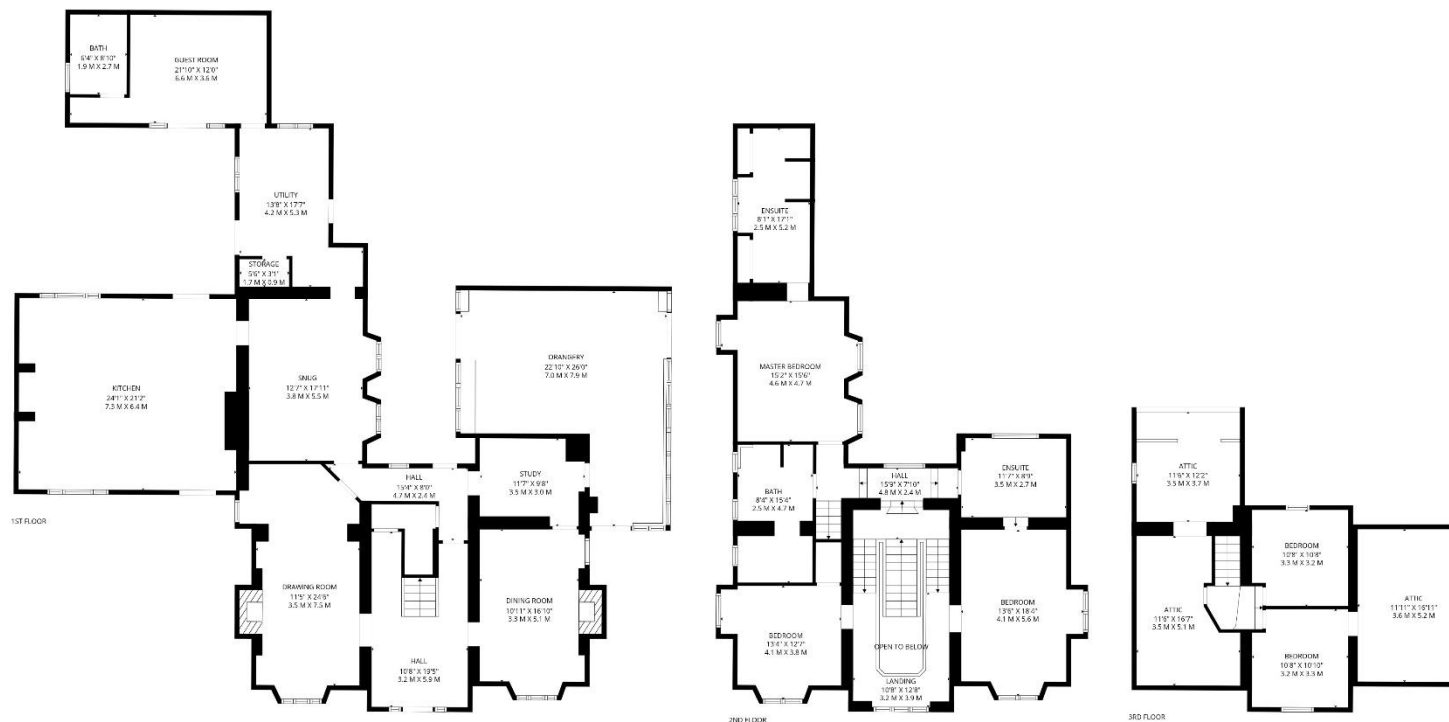












**TOTAL: 3660 sq. ft, 340 m<sup>2</sup>**

1st floor: 2034 sq. ft, 189 m<sup>2</sup>, 2nd floor: 1310 sq. ft, 122 m<sup>2</sup>, 3rd floor: 316 sq. ft, 29 m<sup>2</sup>  
 EXCLUDED AREAS: ORANGERY: 449 sq. ft, 42 m<sup>2</sup>, UTILITY: 173 sq. ft, 16 m<sup>2</sup>, STORAGE: 18 sq. ft, 2 m<sup>2</sup>,  
 FIREPLACE: 22 sq. ft, 2 m<sup>2</sup>, LOW CEILING: 378 sq. ft, 35 m<sup>2</sup>, OPEN TO BELOW: 36 sq. ft, 3 m<sup>2</sup>,  
 ATTIC: 145 sq. ft, 14 m<sup>2</sup>, WALLS: 382 sq. ft, 34 m<sup>2</sup>



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

**Since 1854**

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