

Strooan Beg, Hillberry Green, Douglas

Ref No DDP05109



PRICE £1,950,000

DOUGLAS

37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF

01624 620606

info@deanwood.co.im

CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET
ISLE OF MAN IM9 1LF

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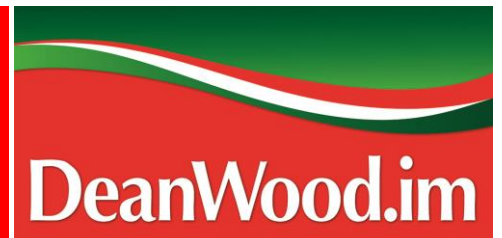
castletown@deanwood.co.im

RAMSEY

60 PARLIAMENT STREET
ISLE OF MAN
IM8 1AJ

01624 816111

ramsey@deanwood.co.im

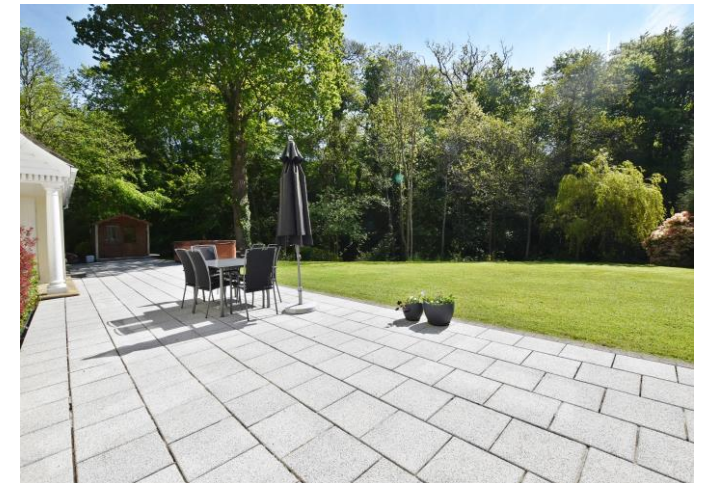


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- Spacious Architect Designed Detached Family Home
- Unique & Idyllic Secluded Woodland Setting with its Own Stream, Pond & Natural Glen
- Exceptionally Well Presented
- Elegant Reception Hall • Cloakroom & WC
- 2 Principal Reception Rooms
- Conservatory • Study
- Newly Fitted Breakfast Kitchen • Utility Room & Walk-In Pantry
- 5 Bedrooms (2 En-Suite) • Family Bathroom
- Oil Fired Central Heating • White Aluminium uPVC Double Glazing
- Integral Double Garage & Adjoining Garden Stores
- Set in Approx 2 Acres of Landscaped Gardens
- Internal Inspection Strongly Recommended

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The property is set in approximately 2 acres of attractive, well tended and landscaped gardens, approached over a private gravelled driveway providing ample parking and turning facilities. The gardens have been well planned and maintained being principally laid to lawn with well tended shrubs and mature trees inset to the boundaries, offering a high degree of privacy. The lawned gardens to the rear of the property extend down to a unique feature of boarded walkways with humpback bridge over the stream which runs through the floor of the wooded glen. 2 garden stores.



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The price is to include all quality floor coverings.

DIRECTIONS TO PROPERTY

The property may be approached by travelling out of Douglas along Glencrutchery Road. Continue along and take the last turning on the left hand side, before Governors Bridge into the private development of Hillberry Green. Follow the road up and take the lane just off to the right, above the first property being clearly named. Continue down this approach lane and the property can be found in its idyllic private location. Highly accessible to the amenities of Douglas and Onchan.

In greater detail the accommodation comprises:

GROUND FLOOR

COVERED PORCH

ENTRANCE HALL (12'8" x 10'3" approx) Built-in cloaks cupboard. Wall alcove. Oak strip wood flooring.



CLOAKROOM Contemporary white suite comprising wall mounted vanity wash hand basin and WC. Chrome fittings. Concealed lighting.

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SPACIOUS LIVING ROOM (24'2" x 17'0" approx) Attractive period style fireplace with slate hearth and recess for dog grate or multi fuel stove. Ornate coving with matching ceiling lights. Panelled walls. Wall light points. Dimmer switch. TV, satellite and telephone connections. uPVC French doors opening to:-



CONSERVATORY (14'0" x 10'0" approx) Attractive ceramic tiled floor. Enjoying open views over the rear garden. French doors to the rear garden.



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DINING ROOM (13'11" x 13'0" approx) Feature bay window. Ornate coving and matching ceiling rose. 3 wall light points. Dimmer switch. Recessed illuminated display niches.



STUDY (9'9" x 8'9" approx) Ornate coved and matching ceiling rose. Telephone point.

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WELL APPOINTED BREAKFAST KITCHEN (17'0" x 14'0" approx) Newly fitted with an extensive range of wall and base units with excellent work surfaces incorporating a 2½ bowl single drainer sink unit with hot tap. Pull-out larder unit. Corner unit. Pan drawers and wine racks. Pelmet lighting. **Appliances include:** oven/grill and microwave, oven/grill, induction hob with extractor above and integrated dishwasher. Down lighters. Karndean flooring.



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UTILITY ROOM (14'0" x 6'6" approx) Fitted with matching base and wall units with a single drainer stainless steel sink unit. Plumbing for an automatic washing machine and an American fridge/freezer. Space for tumble dryer. Cupboard housing the oil fired central heating boiler with cylinder tank and an immersion heater. Karndean flooring. Walk-in pantry. External door into cupboard passageway with 2 external doors, one to front and one to rear.



FIRST FLOOR GALLERIED LANDING



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BEDROOM 1 (16'10" x 15'3" approx) Ornate coved ceiling and matching ceiling rose. TV and telephone points.



EN-SUITE DRESSING ROOM Fitted wardrobes to either side with fitted shelving and hanging rails.

EN-SUITE SHOWER ROOM White contemporary suite comprising large glass walk-in shower enclosure with overhead rain shower and handheld Aqualisa thermostatic shower, integrated vanity wash hand basin and WC. Chrome fittings. Chrome heated towel rail. Principally tiled to walls. Shaver point.



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BEDROOM 3 (18'6" x 12'0" approx) PICTURE NOT SHOWN

BEDROOM 2 (15'10" x 11'8" approx)



EN-SUITE BATHROOM White suite comprising panelled bath with curved shower enclosure, glass shower screen and thermostatic shower, vanity wash hand basin and WC. Chrome fittings. Chrome heated towel rail. Tiled surround and splashback. Shaver point. Low voltage down lighting.



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BEDROOM 4 (12'1" x 10'7" approx)

BEDROOM 5 (9'9" x 8'9" approx)



FAMILY BATHROOM White suite comprising panelled bath mixer shower attachment, vanity wash hand basin and WC. Chrome fittings. Chrome heated towel rail.



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OUTSIDE INTEGRAL DOUBLE GARAGE (19'6" x 18'0" approx) Electrically operated up and over door. Water, power and electric are connected.

SERVICES

Mains, water, electricity and drainage are installed.

Abundant 13 amp power points.

Wired for satellite digital television.

Oil fired central heating.

Aluminium double glazing.

Numerous telephone points.

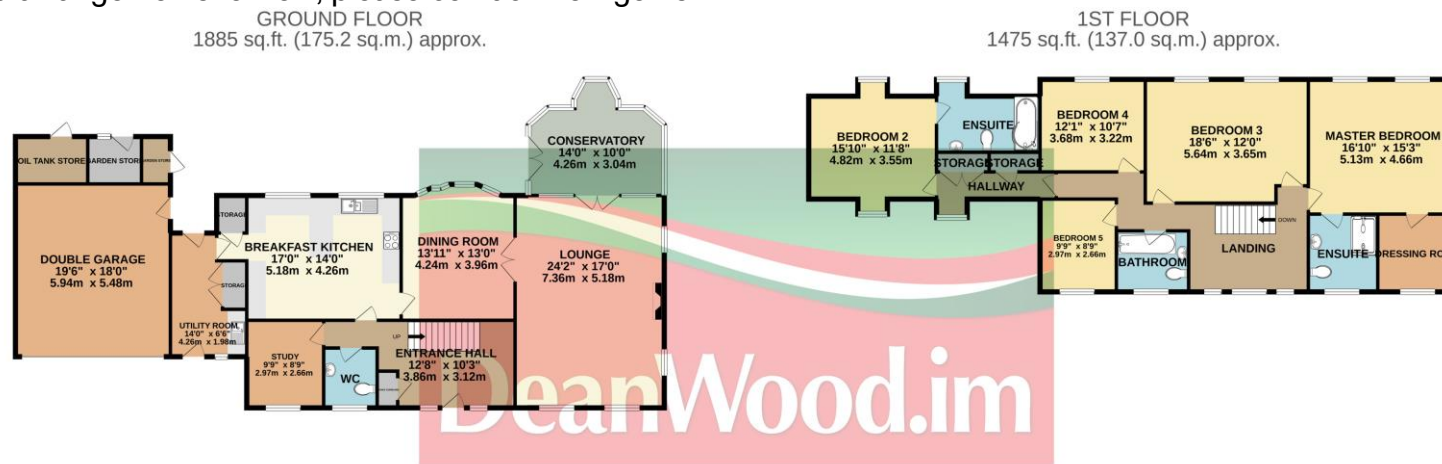
ASSESSMENT

Rateable value £240 Approx Rates payable £2,159 (incl. of water rates).

TENURE

FREEHOLD - VACANT POSSESSION ON COMPLETION

For further details and arrangements to view, please contact the Agents.



TOTAL FLOOR AREA : 3360 sq.ft. (312.2 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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