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Wendover, Douglas Road, Castletown, IM9 1TJ

Asking Price £875,000

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An impressive, detached house set within a large plot with a private garden. Conveniently located for the airport, as well as the amenities of Castletown and the southern villages, and just a short drive from Douglas. The accommodation comprises a lounge, dining room, study, family room, dining kitchen, conservatory, utility room, bedroom, and shower room on the ground floor. On the first floor, there are a further four bedrooms, a bathroom, and an en-suite shower room. Externally, there is a detached garden annex comprising a lounge/kitchen and an en-suite bedroom. The property also benefits from lovely enclosed rear gardens featuring lawned areas, patio spaces, vegetable beds, a greenhouse, summer house, and shed. To the front, there is a lawned area with mature trees and shrubs, along with an in-and-out driveway providing ample parking.



LOCATION

Travelling into Castletown from Port Erin, pass through the traffic lights and proceed straight ahead towards the airport. Passing the entrance to King William's College on the right hand side, Wendover is located on the left hand side just before the entrance to Brookfield Avenue.

PORCH

Amtico flooring.

HALL

Amtico flooring. Alarm system.

LOUNGE

Open fire. Amtico flooring.

DINING ROOM

Amtico flooring. French doors to rear garden.

STUDY

Fitted with Neville Johnson furniture. Window shutters. Amtico flooring. Loft access with ladder.

FAMILY ROOM

Log burning stove. Window shutters. Downlighters.

DINING KITCHEN/CONSERVATORY

Amdega conservatory. Good range of wall and base units with Corian worktops, island unit with granite worktops, oven, combi oven/microwave, gas hob, integrated dishwasher, coffee machine and wine cooler, boiling tap. Underfloor heating.

UTILITY ROOM

Wall and base units, contrasting worktops, sink unit. Door to outside.

INNER HALL

Amtico flooring. Store cupboard housing washing machine and dryer. Understairs cupboard.

BEDROOM 5

Front aspect. Loft access.

SHOWER ROOM

Shower, wash hand basin, chrome ladder style heated towel rail, fully tiled walls and floor. Underfloor heating.

FIRST FLOOR

LANDING

BEDROOM 4

Rear aspect. Single bedroom, built-in furniture.

BATHROOM

Suite comprising shower, bath, wash hand basin in unit, w.c., tiled floor. TV. Underfloor heating.

BEDROOM 2

Front aspect. Lovely views towards King William's College and grounds.

BEDROOM 1

Front aspect. Built-in wardrobe. Super views towards King William's College.

EN-SUITE SHOWER ROOM

Shower, w.c., wash hand basin in unit.

BEDROOM 3

Rear aspect. Built in furniture, wash hand basin in unit.

OUTSIDE

Private rear garden featuring a lawned area, raised paved patio, additional patio, and raised beds. There is also a vegetable garden with a greenhouse, a metal-roofed pergola, a summerhouse, and a shed, along with convenient side access. To the front, there is a lawned area with mature trees and shrubs, together with an in-and-out driveway providing ample parking.

DETACHED GARDEN ANNEX

Quality timber-framed structure with composite decked outside area.

LOUNGE/KITCHEN

Contemporary wall and base units, sink unit, integrated oven, ceramic hob, slimline dishwasher, fridge/freezer. Underfloor heating.

BEDROOM

Built-in furniture, downlighters. Underfloor heating.

EN-SUITE SHOWER ROOM

Large enclosed shower, w.c., wash hand basin in unit, plumbed for washing machine. Xpelair. Underfloor heating.

SERVICES

Mains water, drainage and electricity. Oil central heating. Central vacuuming system. Built in 1910. Planning for triple garage (lapsed).

POSSESSION

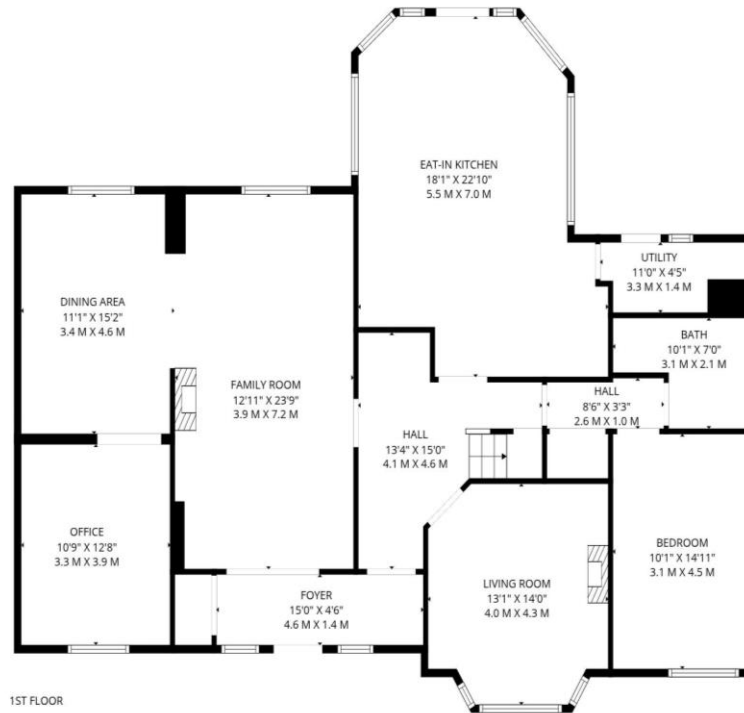
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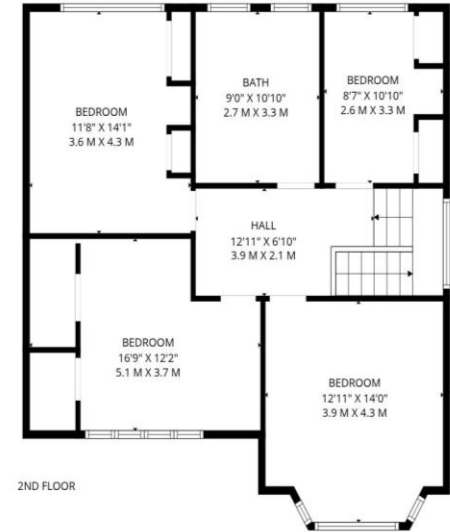








1ST FLOOR



2ND FLOOR

TOTAL: 2837 sq. ft, 264 m2

1st floor: 1997 sq. ft, 186 m2, 2nd floor: 840 sq. ft, 78 m2

EXCLUDED AREAS: UTILITY: 47 sq. ft, 4 m2, LOW CEILING: 18 sq. ft, 2 m2, WALLS: 198 sq. ft, 17 m2

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

Since 1854



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

