



1 College Green, Castletown, Isle of Man, IM9 1BE  
Asking Price £350,000

- Characterful Detached Period Home with Dual Access
- Kitchen with Separate Large Utility Room
- Potential Attic Conversion Opportunities
- 3 Bedrooms
- 2 Reception Rooms
- Generous Rear Garden with Outbuildings & Gated Access



1 College Green is a charming detached period property full of character, offering an exciting opportunity for those seeking a spacious home with potential. Requiring modernisation, the property boasts a desirable location, generous proportions, and versatile living space inside and out.

Ideally positioned with dual access from both College Green and Bowling Green Road, it enjoys a unique setting just a short, level walk from the centre of Castletown, offering excellent accessibility to shops, schools, and other amenities.

#### Accommodation

A welcoming entrance porch opens into a central hallway, flanked by two spacious reception rooms—ideal for entertaining or modern family living. At the rear, the kitchen connects to the garden and flows through to a utility room via an open archway. The utility leads to a rear porch offering further outdoor access.

Upstairs, there are three well-sized double bedrooms, including a master with an adjoining dressing room. A bright extended landing with a Velux window offers ideal space for a home office. The family bathroom completes the first floor.

A staircase leads to the top floor, where two further rooms are currently used for storage. These could be converted into additional bedrooms or living space with renovation.

#### External Space

The generous garden is a key feature, offering scope for landscaping or extension. The outdoor space includes two stone-built outbuildings and two large greenhouses, perfect for use as workshops, studios, or garden rooms.

With its period charm, large plot, and central location, 1 College Green presents a rare chance to create a bespoke home in the heart of Castletown. Early viewing is highly recommended to appreciate the scope and potential on offer.









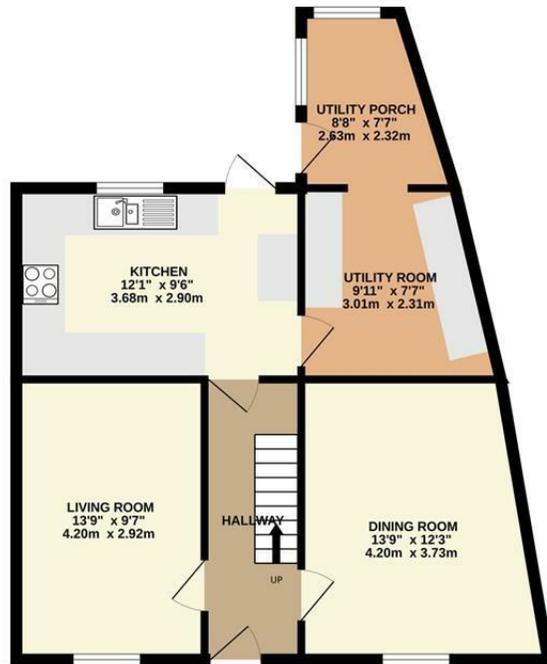




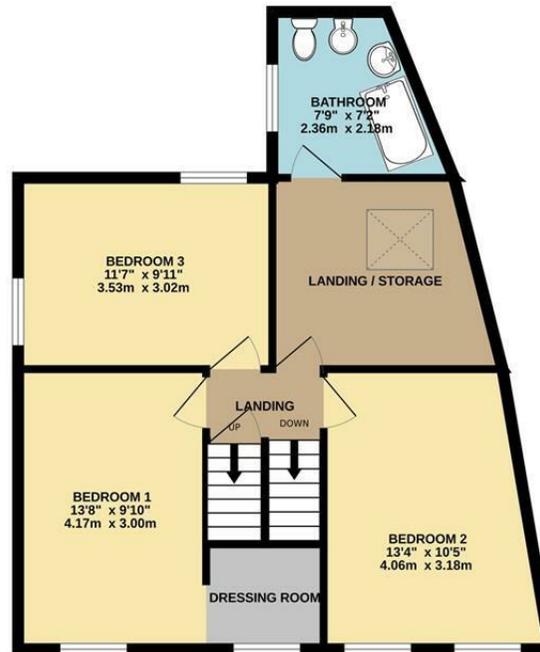
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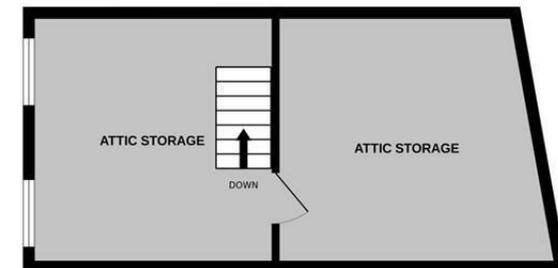


GROUND FLOOR  
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR  
621 sq.ft. (57.7 sq.m.) approx.

TOTAL FLOOR AREA : 1553 sq.ft. (144.3 sq.m.) approx.  
Not to scale for identification purposes only  
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2ND FLOOR  
315 sq.ft. (29.3 sq.m.) approx.

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