



Peacehaven, Brookfield Avenue

Castletown, IM9 1TL

Substantial and highly desirable detached family house offering extensive accommodation situated within well screened grounds and gardens in an exceptionally convenient location. High specification accommodation throughout comprising 2 Reception Rooms, an Andrew Williamson Kitchen, Family Room Conservatory, downstairs Shower Room, Utility Room, 5/6 Bedrooms, 2 En Suite Bathrooms and bespoke Family Bathroom. Double Garage. In/Out paved driveway. Large side garden. Set in 1/3 of an acre. Sealed unit double glazed windows throughout. Oil fired central heating. A personal inspection of the property is required to be fully appreciated.

£599,000

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Directions

To approach the property leave Douglas via the New Castletown Road, continue over the B&Q roundabout and proceed up Richmond Hill to Ballasalla. Turn left at the Whitestone roundabout continuing towards Castletown, proceed past the airport and over the mini roundabout. Turn right into Brookfield Avenue just opposite the aeroplane museum where the property will be readily observed on the left hand side.

Accommodation

Sealed unit double glazed Entrance Door giving access to:

Entrance Hall

Wooden parquet flooring. Archway leading to open Cloaks area. Doorway to:

Lounge

Approx 24'10 x 13'0 (Approx 7.57m x 3.96m)

Open fireplace set in a stone surround with raised hearth. Series of fitted Oak fronted display cabinets with storage below. Coved ceiling. Dual aspect windows. Double doors leading to:

Dining Room

Approx 14'0 x 13'0 (Approx 4.27m x 3.96m)

Wooden parquet flooring. Coved ceiling. Silk lined wallpaper. Doorway to Kitchen Breakfast Room. Sealed unit double glazed patio doors to:



Conservatory

Approx 17'0 x 13'0 (Approx 5.18m x 3.96m)

Amtico style wooden flooring. Underfloor heating. Sealed unit double glazed patio doors to the garden. Sealed unit double glazed door to:



Kitchen

Approx 11'0 x 11'0 (Approx 3.35m x 3.35m)

Fitted with an exclusive range of Andrew Williamson light wood base and wall units with contrasting granite working surfaces. Under mounted one and a half basin Franke stainless steel sink unit with mixer tap and granite splash backs. Belling electric range with 5-ring hob and warming zone. Double oven, grill and warming drawer. Belling extractor fan over with stainless steel splash back. Integrated Neff microwave. Integrated dishwasher and fridge. Sealed unit double glazed window to side elevation. Halogen down lighters. Peninsular bar area with open access to:



Family Room

Approx 22'0 x 13'0 (Approx 6.71m x 3.96m)

Fitted with an extensive range of fitted wooden cupboards with wooden panelled walls. Storage cupboard. Coved ceiling. Amtico style wooden flooring. Underfloor heating. Sealed unit double glazed patio doors to garden. Door to Shower Room. Stable door to:



Shower Room

Fitted with a three piece suite comprising spa shower, vanity wash hand basin and low flow W.C. Heated ladder towel rail. Underfloor heating.

Side Lobby

Approx 6'0 x 5'0 (Approx 1.83m x 1.52m)

Fitted with a range of base units. Tiled floor. Sealed unit half glazed doorway to Garden. Doorway to:

Utility Room

Approx 6'10 x 6'0 (Approx 2.08m x 1.83m)

Stainless steel single drainer sink unit with mixer tap. Part tiled walls. Space for washing machine and dryer. Wooden panelled ceiling. Tiled floor.

First Floor

Approached via an exposed wooden staircase.

Part Galleried Landing

Sealed unit double glazed window to side elevation.

Landing

Under stairs storage cupboard. Staircase rising to second floor.

Master Bedroom

Approx 18'0 x 13'0 (Approx 5.49m x 3.96m)

Sealed unit double glazed window to rear elevation. Superb range of fitted bedroom furniture comprising triple wardrobe, two chest of drawers, two bedside tables and king sized bed. Coved ceiling. Sealed unit double glazed window to side elevation. Two single fitted storage cupboards. Doorway to:

En Suite Bathroom

Approx 16'0 x 7'0 maximum (Approx 4.88m x 2.13m maximum)

Fitted with a five piece suite comprising double ended oversized bath with mixer tap set in a tiled surround, semi circular glass shower enclosure with chrome fittings and remote shower start, twin surface mounted his and hers wash hand basins with mixer taps set in an extensive range of fitted vanity cupboards and enclosed flush closet W.C. His and hers vanity mirrors with halogen down lighters. Series of wall mounted cupboards. Feature glass brick walling. Fully tiled walls. Heated towel rail. Tiled floor. Sealed unit double glazed windows to side and rear elevations. Extractor fan. Halogen down lighters. Coved ceiling.

Bedroom 2

Approx 14'0 x 13'0 (Approx 4.27m x 3.96m)

Dual aspect windows. Coved ceiling. Shelving.

Bedroom 3

Approx 13'0 x 13'0 (Approx 3.96m x 3.96m)

Triple fitted wardrobe. Extensive range of bedroom furniture including two sets of chest of drawers. Wooden laminate flooring. Sealed unit double glazed window to side and front elevation. Contemporary chrome heated vertical radiator. Series of down lighters.

Bedroom 4

Approx 11'0 x 10'0 (Approx 3.35m x 3.05m)

Sealed unit double glazed window to side elevation. Series of fitted shelves.

Study/Laundry Room

Approx 9'0 x 7'0 maximum (Approx 2.74m x 2.13m maximum)

Fitted circular desk. Two fitted circular laundry cupboards. Sealed unit double glazed window to front elevation.

Family Bathroom

Fitted with a three piece suite comprising p-shaped bath with electric Mira shower over and glass screen, surface mounted wash hand basin with mixer tap and low flow W.C. Series of fitted vanity cupboards with roll edge working surfaces. Fully tiled walls. Tiled floor. Vanity mirror with integrated light. Chrome heated towel rail. Extractor fan. Sealed unit double glazed window to side elevation.

Second floor

Bedroom 5

Approx 15'0 x 14'0 (Approx 4.57m x 4.27m)

Exposed beamed ceiling. Velux skylights. Series of under eaves storage cupboards. Doorway to:

En Suite Shower Room

Fitted with a three piece suite comprising glass fronted semi circular shower enclosure with Mira shower, pedestal wash hand basin and low flow W.C. Part tiled walls. Extractor fan. Hatch to loft space with extensive storage.

Externally

The property is approached via an In and Out block paved driveway. Twin gates. The second entrance leads to an open parking area and integral Garage. Paved walkways lead down both sides of the property. Superb, private enclosed lawned garden with conifer screening and mature trees. Tree House. Raised rockery area and trellis screening. Further paved walkways lead to a raised deck seating area with Spa/Jacuzzi and sunken lawned garden with superb York stone Sun Patio. External halogen lights and sensors. Series of external power points. Extensive shrubs and screening provide a high level of privacy and seclusion. Central Pergola leads to a Secret Garden with paved walkways leading onto a third lawned Garden with chicken run, trellised area with Sun Patio and implement Shed. To the far side of the property there is an enclosed paved service area with oil tank, coal bunker and access to the principal accommodation.



Garage

Approx 16'0 x 15'10 (Approx 4.88m x 4.83m)

Electric up and over door. Pressurised hot water system. Power and light attached. Personal door to rear garden.

Services

All mains services are installed. Oil fired central heating.

Tenure

The Tenure is Freehold.

Possession

Vacant possession on completion of purchase.

Viewings

By appointment through Black Grace Cowley.

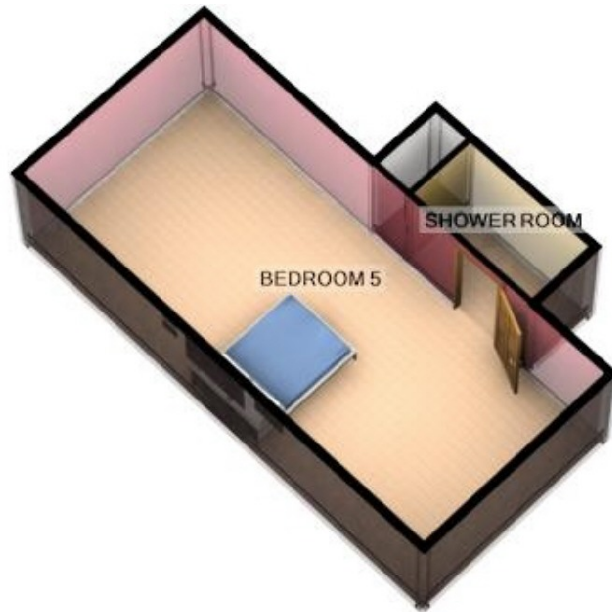
Agents Note

Black Grace Cowley wish to disclose that an employee has a connected interest in the sale of this property.





For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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2ND FLOOR



1ST FLOOR

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