



ASKING PRICE

£1,175,000

THE DETAILS



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Sleepy Oaks, 9 Lucerne Court

Douglas

£1,175,000

call in today or visit www.blackgracecowley.com for more details

e: hello@blackgracecowley.com | w: blackgracecowley.com | t: +44 (0) 1624 645555

a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD













THE DESCRIPTION

- Contemporary Oak framed residence situated in a prime location
- 4665 sq ft of accommodation split mainly over two floors including a hobby room and separate self contained apartment over the triple garage
- Set in approximately 0.4 acres of private landscaped gardens offer complete privacy
- Well presented throughout the accommodation comprises 5 reception rooms and 4 bedrooms
- Underfloor Oil fired central heating and Hardwood double glazing
- Viewing highly recommended

THE PROPERTY

Black Grace Cowley are delighted to offer this superb example of a contemporary Oak framed residence situated in Lucerne Court an exclusive residential area in Douglas. Crafted to create 4665 sq ft of accommodation mainly over two floors, a staircase accessed hobby room and a separate triple garage with a self contained apartment above. The style is based upon an Elizabethan Manor House and whilst the property is currently furnished in a traditional style these properties work very well styled with contemporary furniture.

An external porch leads through to a spacious hall with a turning oak staircase and a cloakroom with W.C off. To the left of the hall is the impressive drawing room with its recessed fireplace and double French doors leading to a delightful garden room. Double doors open from the drawing room to the music room with French doors opening to the rear gardens. The dining room is situated off the inner hall and adjoins the dining kitchen with an island and family room with access to the rear gardens. The kitchen is served by a utility room and a traditional larder.

To the upper floor there are four doubled bedrooms (3 en-suite) off the galleried landing, the master bedroom benefits from an en-suite and a walk in dressing room. The study is set above the entrance hall within the bay. A concealed staircase leads up to a superb attic hobby room. The gardens are mainly laid to lawn with mature shrub boundaries and extensive terrace areas.

FLOORPLAN



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. Made with Metropix ©2015.



PROPERTY DETAILS FOR

Sleepy Oaks, 9 Lucerne Court, Douglas,

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