



ASKING PRICE

£750,000

THE DETAILS



4



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3



Cherrihurst

Princes Road, Douglas

£750,000

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







THE DESCRIPTION

- Impressive period detached family residence set on unusually large plot for its central Douglas location; a short walk from entertainment venue Villa Marina on Douglas Promenade
- South facing; perfectly positioned to capture quite unobstructed southern light exposure
- Views of Douglas Promenade and Bay from the upper floor bedrooms
- Visually prominent for sitting on a mound on a corner road location (a private access road on the opposite side further enhances the property's privacy and separation from neighbouring homes)
- Built on the 1930's and retaining typical beautiful features and charm such as a magnificent panelled reception hall, likewise wooden staircase with newel posts, coved and coffered-style ceilings, picture rails
- Four bedrooms, three receptions, detached garage, wrap-around lawned gardens
- In need of redecoration

THE PROPERTY

GROUND FLOOR

Storm Porch

Stained glass front door with glass panels to either side and above, providing access into:

Impressive Reception Hallway

Many original features include panelled walls, newel posts and picture rail. Centre ceiling light. Coved ceiling.

Cloakroom (approx. 5'2 x 3'2)



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Fitted with a two piece suite comprising of a wash hand basin and W.C. Stained glass window. Tiled walls.

Drawing Room (approx. 23'2 into Bay x 16'4)

Original feature fireplace with marble hearth and two separate stained glass windows to either side. Large curved bay window with stained glass panels above, overlooking the front garden. Separate window with stained glass panels above, overlooking the rear garden. Impressive original ornate coved ceiling and coffered-style ceiling. Picture rail. Centre ceiling light.

Living Room (approx. 16'2 x 13'9)

Feature fireplace with ornate wooden surround and tiled hearth. Curved bay window overlooking the front garden with stained glass panels above. Centre ceiling light. Coved ceiling.

Dining Room (approx. 17'3 x 13'1)

Two windows overlooking the rear garden. Understairs storage cupboard. Picture rail. Door providing access into:

Kitchen (approx. 14'8 x 13'9)



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Fitted with a range of wooden fronted base, wall and drawer units. Work surfaces incorporate stainless steel single bowl sink with a mixer tap over and drainer. Tiled splashbacks. Cooke & Lewis electric oven/grill with four ring hob and Indesit extractor hood above. Triple aspect uPVC double glazed windows. Door leading into the utility/boiler room. Frosted stained glass door opening into the rear porch. Ceiling downlighters. Tiled flooring.

Utility/Boiler Room

Houses the Camray oil fired central heating boiler. Shelving. Frosted uPVC double glazed window.

Rear Porch

Frosted uPVC double glazed door providing access out to the rear garden.

FIRST FLOOR

Landing

Drop-down ladder providing access to a large loft with potential for conversion to provide further accommodation, subject to planning permission. Linen cupboard housing the hot water tank with fitted slatted shelving above.

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Bedroom 1 (approx. 21'6 x 13'9)

Feature fireplace with ornate wooden surround and tiled hearth. Two built-in double wardrobes. uPVC double glazed curved bay window overlooking the front aspect and offering superb views out to sea and towards Douglas Head. Separate window overlooking the rear garden. Centre ceiling light.

Bedroom 2 (approx. 15'6 x 13'10)

Feature fireplace with ornate wooden surround and tiled hearth. Curved bay window overlooking the front aspect and offering superb views out to sea and towards Douglas Head. Wash hand basin. Centre ceiling light.

Bedroom 3 (approx. 12'4 x 10'0)

Built-in wardrobe. Window overlooking the side aspect. Wash hand basin. Centre ceiling light.

Bedroom 4 (approx. 10'5 x 10'4)

Built-in wardrobes. Single glazed window overlooking the front aspect and offering superb views out to sea and towards Douglas Head. Centre ceiling light.

Family Bathroom (approx. 9'5 x 6'8)



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Fitted with a three piece suite comprising of a panel bath tub with shower attachment over, pedestal wash hand basin and W.C. Tiled splashbacks. Two uPVC double glazed frosted windows. Heated towel rail.

Separate W.C. (approx. 6'2 x 2'6)

Fitted with a W.C. Frosted uPVC double glazed window. Fully tiled walls.

Outside

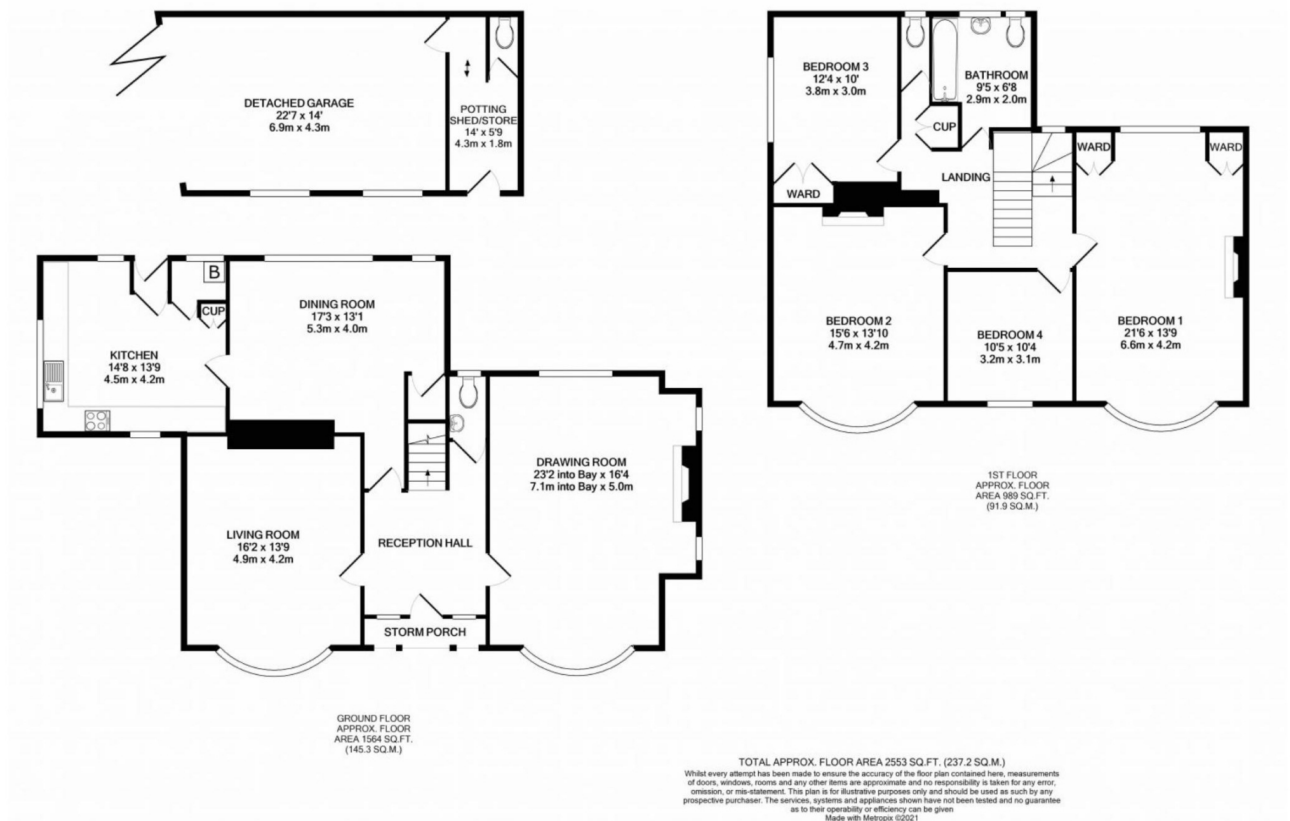
To the front of the property there is a generous size laid to lawn garden with walled and mature shrub boundaries which wrap round to the side of the property and offer plenty of privacy, despite being so close to the promenade and the most central parts of Douglas.

The width of the plot and distance from nearby dwellings could support the potential for a substantial extension; planning permissions being more achievable given the minimal impact on other properties.

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FLOORPLAN



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