



ASKING PRICE

£599,950

## THE DETAILS



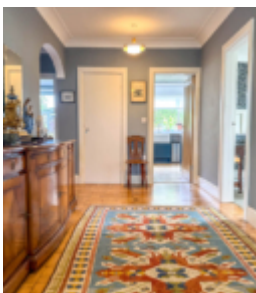
5



3



2



Park View

St Ninians Road, Douglas

£599,950

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

e: [hello@blackgracecowley.com](mailto:hello@blackgracecowley.com) | w: [blackgracecowley.com](http://blackgracecowley.com) | t: +44 (0) 1624 645555

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

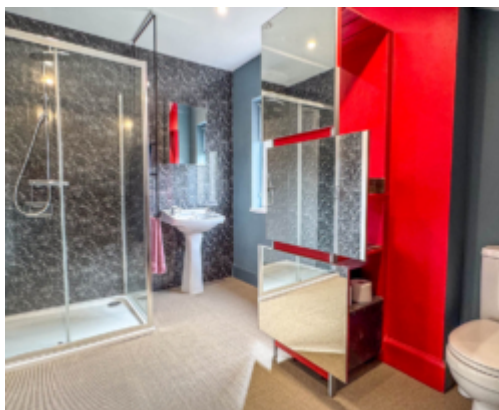


























## Park View, St Ninians Road, Douglas





## THE DESCRIPTION

- Detached Period Home overlooking Nobles Park
- Within easy walking distance of Douglas Town Centre, St Ninians High School and local amenities
- Spacious Entrance Hall and Entrance Porch
- 2 Reception Rooms, Modern Kitchen, Utility Room
- 5 Bedrooms, 3 Bathrooms
- Lower Ground Floor 32ft Garage, Laundry Area, Workshop and Wine Store
- 3,200 sq.ft of spacious living accommodation spread across three levels
- Period features throughout including original parquet floors
- Large corner plot with arguably one of the most impressive working gardens in Douglas
- Detached Garden Workshop, Garden Store, Potting Shed and Greenhouse
- Oil central heating, Double Glazed Throughout
- No onward chain

## THE PROPERTY

Black Grace Cowley are delighted to offer Park View to the market. This substantial detached double fronted period home sits on a generous corner plot overlooking Nobles Park.

Park View benefits from many original features such as parquet flooring, feature fireplaces and dual aspect rooms offering plenty of natural light. Upon entering the property there is an entrance porch which leads through to a spacious entrance hall with parquet flooring throughout. To the front of the property, accessed off the entrance hall, is a dual aspect lounge/diner with a feature log burner, serving hatch through to the kitchen and views across Nobles Park. Kitchen situated to the rear and fitted with a range of contemporary wall, base and drawer units with marble effect worktops, built in shelving, integrated appliances, picture window looking onto the rear garden and a sliding door that takes you through to the utility area which provides access to the gardens and stairs to the lower ground floor. The large home office/study is situated to the front of the property and accessed off the entrance hall, with a large picture window overlooking Nobles Park. The family bathroom, situated on the ground floor, is fitted with a double ended bath, walk in shower cubicle, wash hand basin and WC. Lastly, bedroom 5 is situated on the ground floor overlooking the gardens and benefits from a built in wardrobe under the stairs.



## Park View, St Ninians Road, Douglas

On the first floor is a good size landing, providing access to four further bedrooms. Bedroom 1 and 2 are both large en-suite double bedrooms. Bedroom 1 is situated to the front of the house with fantastic views across the park and a large en-suite fitted with a walk-in shower cubicle, wash hand basin and WC. Bedroom 2 looks across the rear garden with a spacious en-suite fitted with a walk in shower cubicle, wash hand basin and WC. Bedroom 3 and 4 are also off the landing. Bedroom 3 has a fitted wardrobe and both benefit from a side aspect.

The lower ground floor, accessible via the utility staircase, occupies the footprint of the property and consists of a 32ft garage with roller door providing access to the driveway. Off the garage is a large open space occupying a laundry area, hot water cylinder, wash hand basin and space and plumbing for the washing machine. Off the laundry area there is a door into a gardeners loo with a WC and small window offering plenty of natural light. Two large store rooms, one of which you walk through into a workshop and lastly, a wine store.

There is a bunker style garden workshop, which is hidden to the rear of the grounds, with a timber window and door for access with an opening leading through to a large garden store area. Attached to workshop is an impressive greenhouse, which is timber framed with windows to all sides and a glass roof and potting shed.

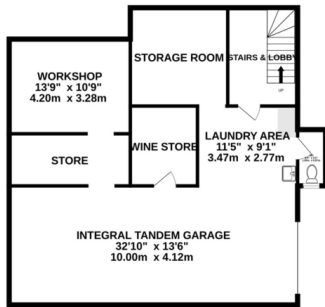
The gardens Park View are an exceptional feature of the home, the current vendors have created several seating areas nestled in amongst the various mature shrubs, vegetable borders, fruit trees and landscape grounds. To the front of the property is a flat lawned area with flower beds and a slate tiled footpath leading from the street up to the front door.

Park View is a spectacular home in a fantastic setting, offering more 3,200 sq.ft of spacious living accommodation across three levels and is conveniently situated close to Nobles Park, St Ninians High School and within easy walking distance of Douglas Town Centre.

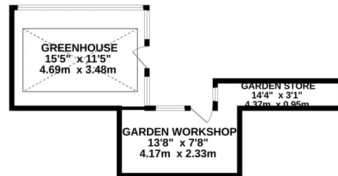


# FLOORPLAN

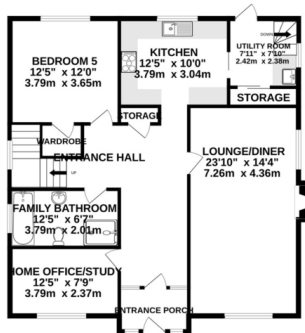
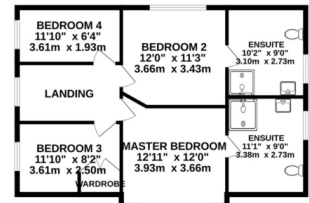
**BASEMENT**  
1079 sq.ft. (100.3 sq.m.) approx.



**GROUND FLOOR**  
1448 sq.ft. (134.5 sq.m.) approx.



**1ST FLOOR**  
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 3240 sq.ft. (301.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025





PROPERTY DETAILS FOR

## Park View, St Ninians Road, Douglas

### Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.

Neither the vendor nor Black Grace Cowley (the firm), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein.

The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

**e:** [hello@blackgracecowley.com](mailto:hello@blackgracecowley.com) | **w:** [blackgracecowley.com](http://blackgracecowley.com) | **t:** +44 (0) 1624 645555

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