



black
grace
cowley
ESTATE AGENTS

ASKING PRICE

£299,950

THE DETAILS

 11  3  2



33 Hutchinson Square
Douglas
£299,950

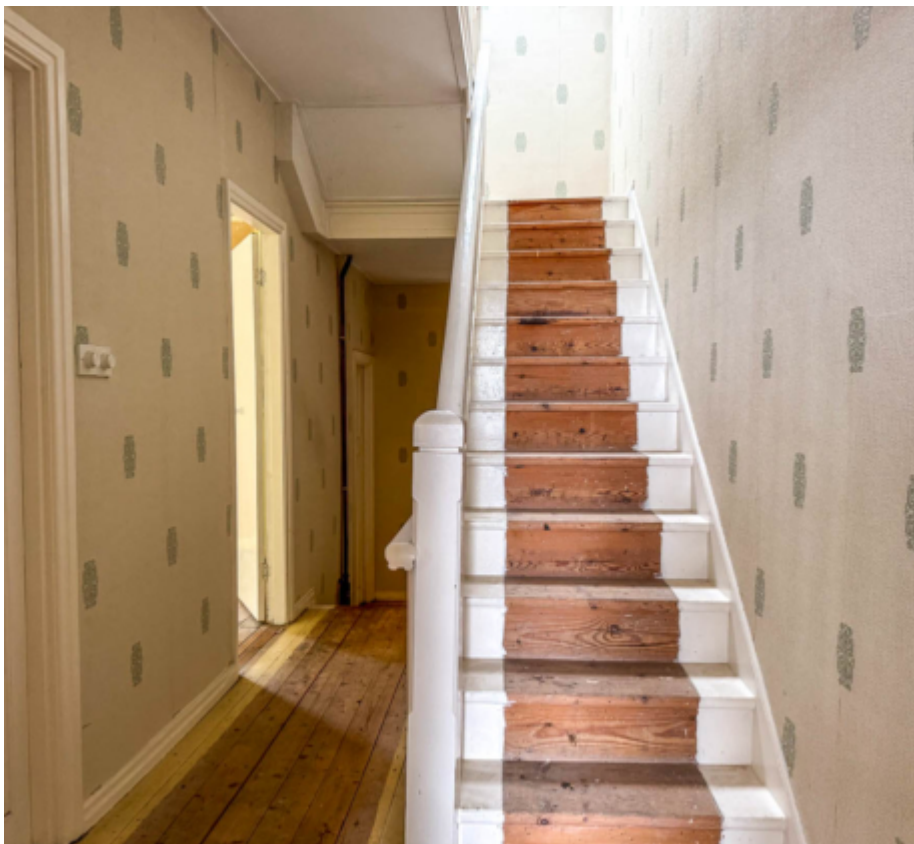
call in today or visit www.blackgracecowley.com for more details

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

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







THE DESCRIPTION

- Former Guesthouse overlooking Hutchinson Square in Douglas
- 11 Bedrooms over 4 floors
- 3 Bathrooms with 2 separate WC's
- Breakfast Room, Lounge Diner, Fitted Kitchen, Boiler Room, and second floor Laundry/Storeroom
- Some period features retained, double glazed windows and oil fired central heating
- In need of complete renovation
- Cash Buyers or Low LTV Buyers only

THE PROPERTY

Black Grace Cowley are pleased to offer 33 Hutchinson Square to the market. This substantial 3,430 sq.ft former guesthouse is spread across four floors, overlooking Hutchinson Square Gardens and from the upper floors towards Douglas Head. The property retains many period features and has been stripped back internally.

Upon entering the property on the ground floor, there is a large bay fronted lounge diner stretching from front to the rear of the property, a separate breakfast room, a fully fitted kitchen with boiler room to the rear. There's also a ground floor, shower room, and understairs storage cupboard. On the first floor, are bedrooms 1, 2, 3 & 4, all of which are excellently sized bedrooms. There is a family bathroom and a separate WC. On the second floor, are bedrooms 5, 6, 7 & 8, bedroom 8 is a single bedroom at the rear of the property. Bedrooms 5, 6 & 7 are all comfortable double bedrooms. There is a walk in laundry storeroom, a family bathroom, and a separate WC. Finally, on the top floor, are bedrooms 9,10 & 11, all three of which are excellent sized double bedrooms, with the front rooms having fantastic views across the square and distant sea views.

To the rear is a small courtyard garden, which houses the oil tank and there are steps to a rear gate that lead to the back lane.

The property requires renovation throughout. Currently set up as a single residential dwelling, formally been split up as a guest house. Subject to local planning permission, the property offers scope to create something special in a popular square within the Douglas area. The property is located within walking distance of Douglas Promenade and Town Centre, close to local amenities, local bus routes, the beach, and the square opposite is open to the public and local residents and is widely used.



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Oil fired central heating and double glazing throughout.

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FLOORPLAN

GROUND FLOOR
1076 sq.ft. (99.9 sq.m.) approx.



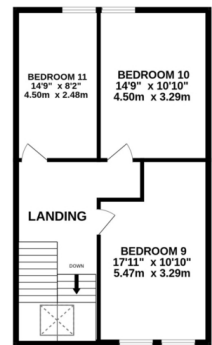
1ST FLOOR
875 sq.ft. (81.3 sq.m.) approx.



2ND FLOOR
864 sq.ft. (80.2 sq.m.) approx.



TOP FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 3434 sq.ft. (319.0 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.
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PROPERTY DETAILS FOR

33 Hutchinson Square, Douglas

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