

ASHLEY HOUSE FORT ISLAND ROAD, DERBYHAVEN





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- Stunning uninterrupted sea views across Derbyhaven Bay out to Langness
- Sought after location on arguably the Isle of Man's most beautiful beach, an area of outstanding natural beauty
- Spacious, light, and airy accommodation complimented by contemporary finishes throughout
- Open plan living/dining space, ideal for a growing family and entertaining
- Five double bedrooms, five en-suite bathrooms
- Utility room and guest cloakroom
- Attached double garage, rear garden, and outdoor swimming pool
- Front lawned area adjacent to shore
- Offered for sale with no onward chain
- Viewing highly recommended

Experience the pinnacle of beachfront living with this exceptional family home—an unparalleled opportunity to own a premier property in the picturesque village of Derbyhaven, renowned for its breathtaking natural beauty. Ideally situated to embrace a coastal lifestyle, this residence provides direct access to the beach and uninterrupted, stunning views across Derbyhaven Bay towards Langness.

More than just a home, this property invites you to enjoy the finest in seaside living. Step outside and take in pristine coastal walks, idyllic days on the beach, or a leisurely nine holes at Castletown Golf Links on a summer evening.

The charming amenities of Castletown are within easy reach—wander to local shops, enjoy dining at nearby restaurants, or unwind at the Castle Arms. Additionally, the property's prime location offers close proximity to King William's College and the Buchan School, just a 5-minute drive away.

Thoughtfully modernised and ready for immediate occupancy with no onward chain, this home boasts bright, spacious interiors enhanced by elegant, contemporary finishes. The expansive open plan living and dining area, featuring an ultra-modern kitchen, creates an ideal space for entertaining or relaxing, all set against panoramic ocean views.

A peaceful master bedroom includes a luxurious en-suite bathroom with both a separate bath and shower, complemented by a convenient utility room and a guest cloakroom (WC).

This is a rare opportunity to own a family home in an area of exceptional natural beauty in the highly desirable south of the Isle of Man.



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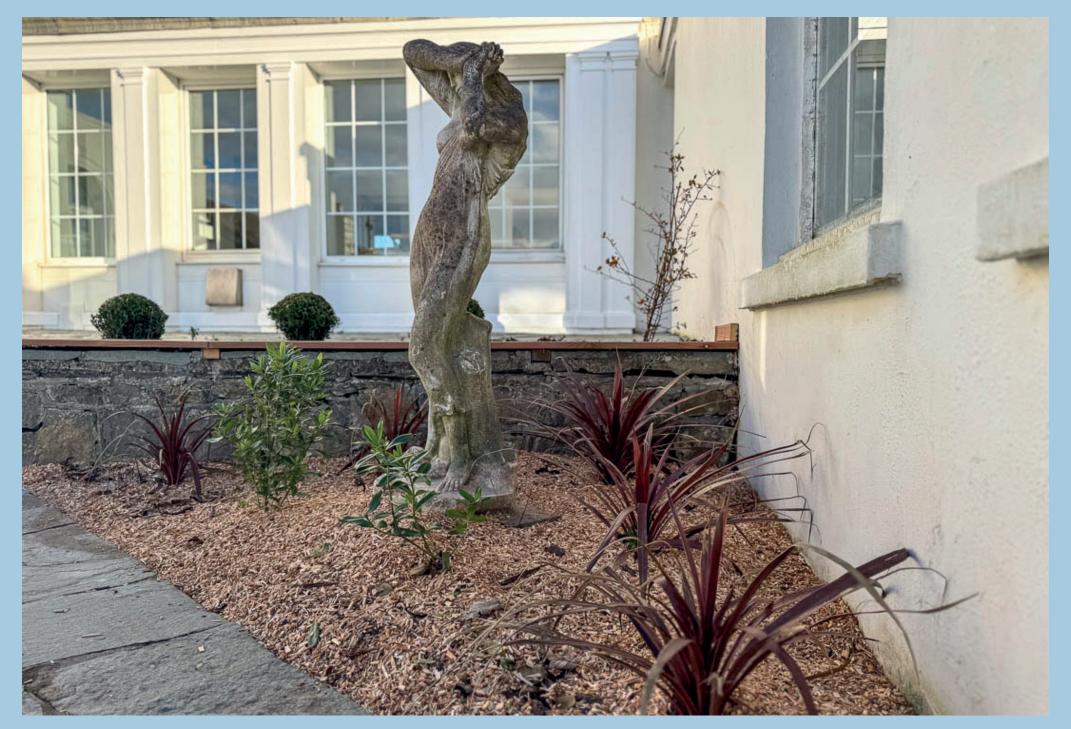
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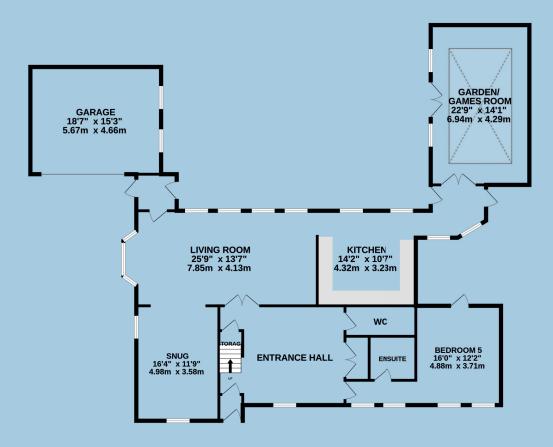
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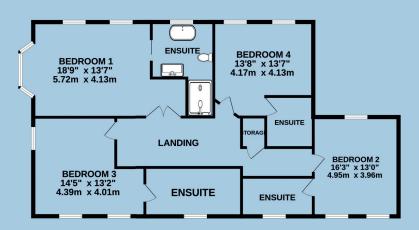


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GROUND FLOOR 2021 sq.ft. (187.8 sq.m.) approx.

1ST FLOOR 1290 sq.ft. (119.8 sq.m.) approx.





TOTAL FLOOR AREA: 3311 sq.ft. (307.6 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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