



ASKING PRICE

£875,000

## THE DETAILS

 5/6    4    3



Peacehaven

Brookfield Avenue, Castletown

£875,000

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## THE DESCRIPTION

- Detached period property set on approx. 1/3 of an acre
- Located within walking distance of King William's College and Castletown
- 3 Receptions Rooms, Large Open-plan Kitchen/Dining/Living space, Utility Room
- 5/6 Bedrooms, 4 Bathrooms (2 En-suites)
- Attached Double Garage, in/out paved driveway
- Period features throughout including original herringbone parquet flooring
- Substantial gardens, mainly laid to lawn with wall and fenced borders to four sides
- Potential to develop plot to the side subject to planning permission
- Oil Fired Central Heating, uPVC double Glazed

## THE PROPERTY

Black Grace Cowley are delighted to offer Peacehaven to the market. This extended period home sits on a large double plot and in a quiet cul-de-sac in Castletown. The original property dates back to the 1930s and offers many of the original features, such as the herringbone parquet flooring, high ceilings and dual aspect rooms, bringing plenty of natural light into the property.

To the front of the property there is a covered porch with a door leading into a bright and spacious entrance with a staircase up to the first floor and understairs W.C. The original parquet flooring extends from the hallway to the living space. The formal lounge has dual aspect double glazed windows situated to the front and side of the property, log burner and a set of double doors that lead into the cinema room which also benefits from the original period flooring. From the cinema room there is a set of bi-fold doors taking you into the sunroom situated at the back of the house, which benefits from triple aspect double glazed windows and a set of French patio doors that take you out to the gardens.

From the sunroom there is an opening which provides access into the large open-plan kitchen/dining/family space, which can also be accessed off the entrance hall. The kitchen is fitted with a range of modern white wall and base units with integrated appliances and a breakfast bar. The kitchen opens into the living space which benefits from a set of large sliding patio doors to the rear which give access out onto the garden. There is a built in Welsh dresser storage cupboard which is in keeping with the properties era.



## Peacehaven, Brookfield Avenue, Castletown

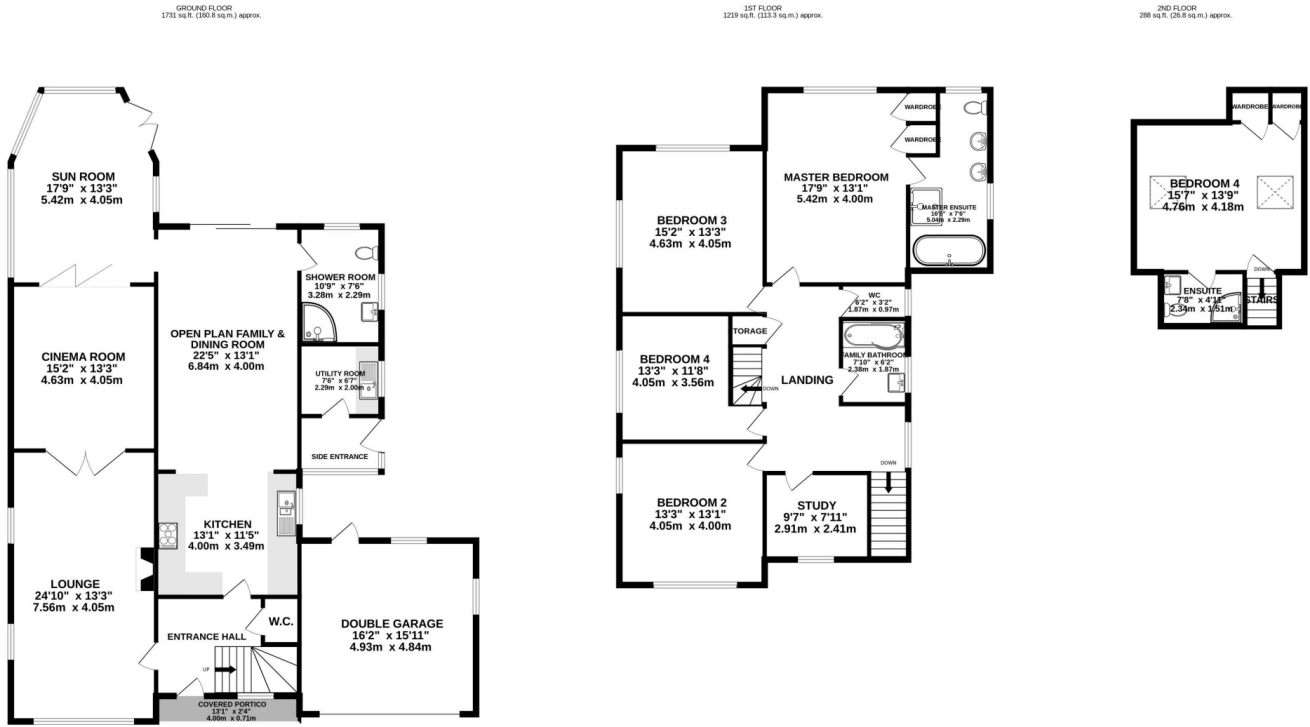
Off the large open-plan family space is a door into a downstairs shower room which has been finished to a modern standard and fitted with a walk in corner shower cubicle, wash hand basin and WC. From the kitchen is access into a side lobby which leads through to the utility room which has space and plumbing for a washing machine and tumble dryer. A double glazed door provides access out to the side garden where the oil tank can be found, there is access from the side courtyard into the double garage.

On the first floor is a good size landing with carpeted floors and a double glazed window offering plenty of natural light. The master bedroom is situated to the rear of the property and is a generous suite with built in wardrobes and a large en-suite fitted with a panelled bath, walk in shower, 'His' and 'Hers' wash hand basins and WC. In addition to the master suite are bedrooms 2 and 3 accessed off the landing and both exceptionally generous double bedrooms, also off the landing is the study which is situated to the front of the property and benefits from natural light from a double glazed dormer style window. In addition to the bedrooms, there is a family bathroom which is fitted with a p-shaped bath with shower over, wash hand basin and a separate WC. From the first floor landing are stairs up to the attic floor where bedroom 4 is situated. A large double bedroom with two Velux windows, built in wardrobes and a modern en-suite fitted with a walk in shower, wash hand basin and WC. In addition to the house there is a double garage with an electric roller door to the front and dual aspect double glazed windows to the side and rear.

Peacehaven sits in a large double plot which extends to approximately 1/3 of an Acre, potential to develop the plot subject to planning permission. The principal gardens are mainly laid to lawn and stretch from the front boundary to the very rear. To the rear of the property are mature shrubs, trees, fruit trees, additional lawns, patio areas and a Manx stone wall providing a boundary to the next property.

Brookfield Avenue is a quiet cul-de-sac and Peacehaven makes for an ideal home for a growing family. The property is located within 5 minutes walk of King William's College and just a 10-15 minute walk from Castletown and Derbyhaven's beach front and Castletown's Golf Course. Cat 6 Cabling throughout.

# FLOORPLAN



TOTAL FLOOR AREA : 3238 sq.ft. (300.9 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

# Peacehaven, Brookfield Avenue, Castletown

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