



>Large detached executive property, set in a sought after cul-de-sac location and enjoying stunning rural views across open countryside towards South Barrule and Bradda Head. With quality fixtures and fittings throughout, 2023 installed energy saving electric solar system, accommodation comprises 4-5 bedrooms plus separate studio flat, lounge, family room, sun room, office, gym, superbly fitted open plan kitchen with garden room off, utility room, dining room/ bedroom 5, cloakroom, 3 en-suites, dressing room and shower room. Outside is a large double garage with self contained studio flat guest accommodation above. The attractive good sized private gardens incorporate a large area for parking with electric gates. The property is set within a 5 minute drive of both airport, public schools and Castletown centre. Offered with no onward chain.



LOCATION

Travelling into Castletown from Port Erin, pass through the traffic lights and proceed straight ahead towards the airport. Passing the entrance to King William's College on the right hand side, Brookfield Avenue is along on the left hand side. Proceed to the end of the avenue and Bourne Court is straight ahead.

LARGE ENTRANCE HALL

Welcoming large hallway with beautiful oak turned staircase leading to first floor. Tiled flooring.

CLOAKROOM

6' 11" x 6' 5" (2.10m x 1.95m)

Quality fitted cloakroom with w.c. and wash hand basin in fitted unit, wall of built-in cupboards with hanging rail and shelving, white ladder style heated towel rail. Tiled flooring. Downlighters. Xpelair.

LOUNGE

13' 11" x 18' 10" (4.25m x 5.74m)

Newly fitted log burning stove with feature wood mantle above. Sliding patio doors leading to rear garden.

OFFICE

11' 9" x 8' 0" (3.58m x 2.45m)

Front aspect to gardens. Door to:

GYM

11' 4" x 8' 0" (3.45m x 2.44m)

Rear aspect to gardens.

FAMILY ROOM

14' 0" x 10' 0" (4.27m x 3.06m)

Opening to:

SUN ROOM

10' 8" x 11' 10" (3.25m x 3.6m)

French doors leading to rear garden and patio area, enjoying a lovely outlook over open fields. Part tiled floor. Recently roofed. Downlighters.

KITCHEN

14' 8" x 14' 0" (4.48m x 4.26m)

Fabulous range of grey wall and base units with square edged 'honed' black granite worktops incorporating white ceramic Belfast sink with waste disposal, integral appliances incorporating 1 under-counter fridges, dishwasher, new electric Range cooker, central island unit with large granite top, wine rack, glass fronted display cabinets and breakfast bar. Solid oak flooring. Opening to:

GARDEN ROOM

20' 5" x 14' 3" (6.22m x 4.34m)

Fabulous room with bi-fold doors leading to patio and garden. Feature high vaulted ceiling with downlighters. Newly fitted wood burning stove. Solid oak flooring. 2 Velux windows.

UTILITY ROOM

10' 2" x 5' 11" (3.1m x 1.8m)

Built-in cupboards (plumbed for washing machine), space for tumble dryer, white ceramic sink in fitted unit. Plumbed for American style fridge/freezer. Door to outside.

DINING ROOM/BEDROOM 5

17' 1" x 16' 5" (5.2m x 5m)

Fitted window shutters. 2 built-in store cupboards. Downlighters

EN-SUITE SHOWER ROOM

Generous tiled shower cubicle with glazed doors. w.c. and wash hand basin. Fully tiled walls. Oak flooring. Xpelair.

FIRST FLOOR

LANDING

Electric remote controlled Velux roof window. Built-in airing cupboard. Sky light.

SHOWER ROOM

Quality fitted with large walk-in shower, wash hand basin in fitted unit, w.c., grey ladder style towel rail. Tiled walls and floor. Downlighters, Xpelair.

BEDROOM 1

13' 11" x 13' 11" (4.25m x 4.25m)

Super views across open countryside towards South Barrule and Bradda Head. Step down to:

EN-SUITE BATHROOM

Contemporary suite comprising bath, w.c., wash hand basin in fitted unit. Television, Built-in shelf, grey towel rail, undereaves storage. Under floor heating. Xpelair.

BEDROOM 4

10' 1" x 10' 6" (3.07m x 3.19m)

Lovely rural views across open countryside towards South Barrule and Bradda Head.

BEDROOM 2

13' 11" x 12' 2" (4.25m x 3.7m)

Beautiful far-reaching countryside views. Step down to:

EN-SUITE BATHROOM

Modern suite comprising bath with shower attachment, wash hand basin in fitted unit, w.c., towel rail. Half tiled walls. Tiled floor. Built-in Television, Downlighters. Velux window. Xpelair.

BEDROOM 3

13' 11" x 10' 4" (4.25m x 3.15m)

Front aspect. Step down to:

DRESSING ROOM

11' 2" x 8' 0" (3.4m x 2.45m)

Solid oak flooring. Built-in drawers and cupboards. Velux window. Downlighters.

OUTSIDE

Beautifully manicured gardens. Property completely fenced (dog and child secure). Generous rear garden with wonderful rural aspect overlooking fields. Lawn, raised BBQ area with covered cooking station, patio, raised flower and herb beds, 2 new greenhouses and tool shed, robotic mowers installed for front and rear gardens, side gate

to front. Wide block paved driveway to the front with parking for 3-4 cars, new electric gates with pedestrian gate and post box, electric car charging point.

STUDIO FLAT ABOVE GARAGE

19' 8" x 19' 0" (6m x 5.8m)

Comprising lounge, modern fitted kitchen with sink and fridge. Bedroom area with wardrobes and desk. Shower room with shower cubicle, w.c, wash hand basin. Electric heaters.

DOUBLE GARAGE

19' 8" x 19' 0" (6m x 5.8m)

Electric up and over doors. 'Tesla' power solar panels on roof. Shelving. Side door to garden. External steps lead to guest accommodation above garage.

DETACHED OUTBUILDING/HOME OFFICE

Electric heating. Sliding front patio doors.

SERVICES

Built 1993. Mains water, drainage and electricity. Oil fired central heating (new boiler 2023, new oil tank 2024), new app controlled radiators (2025). New double glazed windows throughout (2023). Energy saving electric solar system installed (2023), including 2 'Tesla' batteries. Furniture available by separate negotiation.

POSSESSION

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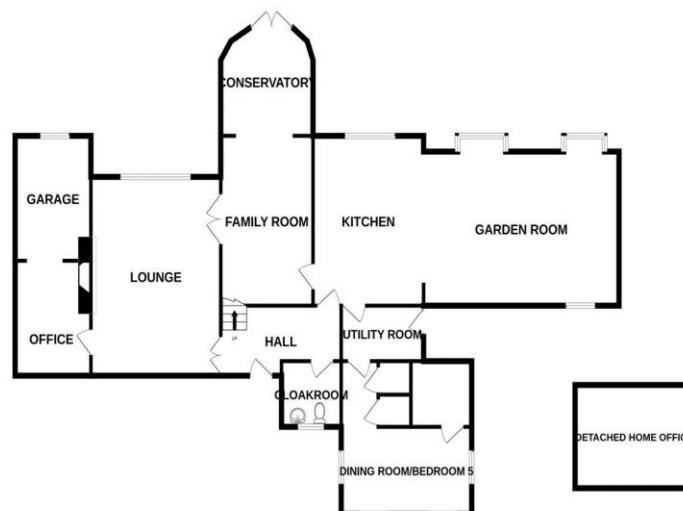
DETACHED DOUBLE GARAGE



STUDIO FLAT



GROUND FLOOR



1ST FLOOR



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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Since 1854

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