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The Old Vicarage, Vicarage Road, Douglas, IM4 2AB  
**Asking Price £1,495,000**



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This handsome early Victorian detached house stands proud situated on the outskirts of Douglas. Nestling in a private tree-lined plot, affording a high degree of seclusion and extending to approximately 1.25 acres with formal lawn gardens and a natural wooded glade. Built circa 1848, this traditional home has been sympathetically renovated, highlighting its heritage and boasts an elegant entrance hall with two grand reception rooms that exude the charm and character of the period, a library/snug, updated country kitchen and lower level games/family room. On the first floor are six bedrooms, two family bathrooms and study area. Outside lies storage/outbuildings, a triple garage block and generous parking area.







## LOCATION

From the Quarterbridge junction head South along the New Castletown Road. Turn right opposite Mylchreests Car Dealership along Saddle Road. At the end with the junction bear left along Vicarage Road and continue up the hill towards the Business Park. The entrance to The Old Vicarage can be found on the right hand side opposite Willowbrook Gardens. The property is clearly identified and approached through an electric gated entrance.

## ENTRANCE VESTIBULE

Tiled floor. Part glazed wooden door with glass side lights. Dado rail.

## HALL

Coved ceiling. Dado rail. Deep High skirting boards. Radiator. Wood floor.

## LIBRARY/SNUG

15' 4" x 14' 8" (4.67m x 4.47m)

Fireplace. Window seats. Full height bookcase. Door to store/alternative outside access.

## DRAWING ROOM

14' 11" x 15' 10" (4.54m x 4.82m)

Dual aspect. Fireplace with wooden surround, tiled sides and hearth. Working shutters. Picture rail. High skirting boards. Coved ceiling. Radiator. Picture light.

## DINING ROOM

15' 0" x 17' 7" (4.57m x 5.36m)

Dual aspect. Fireplace with wooden surround. Working shutters. Coved ceiling. Picture rail. 2 radiators. Niche space for dresser. Wood floor.

## CLOAKROOM

6' 7" x 8' 2" (2.01m x 2.49m)

WC and wash hand basin. Period fire surround. Wood floor. Cupboards.

## DINING KITCHEN

15' 4" x 24' 5" (4.67m x 7.44m)

White units with cupboards and drawers. Black Granite worktops with upstands. Rangemaster electric double oven with gas hob. Dishwasher. Central Island with wood worktop with inset double sink with mixer tap and dishwasher. Wood floor. Window overlooking the garden. Radiator. Downlights on track. Breakfast area has dining table with seating space for 6 people. The full height wall cabinetry is being removed along with the American style fridge freezer, this will leave power supply and plumbing but the same flooring is underneath. Space for dresser. Radiator. Down lights. Double doors with side windows opening onto the garden.

## BASEMENT

### SNUG

15' 0" x 18' 0" (4.57m x 5.48m)

Fireplace. French doors to outside. Stone flagged floor. Window.

## FIRST FLOOR: LANDING

### BEDROOM 1

15' 0" x 15' 5" (4.57m x 4.70m)

Dual aspect. Fireplace. Radiator.

### STUDY AREA

Velux roof light. Windows. Down lights. Radiator.

## BATHROOM

12' 4" x 8' 2" (3.76m x 2.49m)

Panelled bath with mixer tap, large tiled shower cubicle with sliding glazed door and WC. 2 velux roof lights. Gable window. Radiator.

## LANDING

Sky light. Two separate accesses to the roof space.

### BEDROOM 2

15' 0" x 10' 4" (4.57m x 3.15m)

Dual aspect. Fireplace. Radiator.

### BEDROOM 3

15' 0" x 11' 0" (4.57m x 3.55m)

North facing.

### BEDROOM 4

11' 2" x 9' 8" (3.40m x 2.94m)

Radiator. Built in double wardrobe.

### BEDROOM 5/DRESSING ROOM

11' 4" x 12' 9" (3.45m x 3.88m)

Radiator.

### BEDROOM 6

14' 6" x 6' 10" (4.42m x 2.08m)

Loft access.

## **BATHROOM**

15' 4" x 8' 5" (4.67m x 2.56m)

Freestanding white bath with side taps. His and hers vanity sinks with storages to side and below. Wall mounted mirror with lighting above. WC with high level cistern. Large walk in shower with rain drop shower head. Down lights.

## **OUTSIDE**

**TRIPLE GARAGE BLOCK:** 34'1 x 21'5.

2 driveways. Stone built outhouse. Gardener's WC. Boiler House with pressurised hot water cylinder. 2 Glow-worn gas central heating boilers.

Approx. 1.25 acres. South-West facing patio/gardens mainly laid in lawn with shrubs and gravelled driveway. Views to the East and South.

## **SERVICES**

All mains connected. Gas central heating. Re-roofed in 1990's.

## **VIEWING**

Strictly by appointment through the Agents, Chrystals. Please let us know if you are unable to keep your appointment.

## **POSSESSION**

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