

carter moon
property sales & lettings

55 Victoria Street
Douglas
Isle of Man
IM1-2LA



EASTFIELD MANSION HOUSE, DOUGLAS

£695,000

- Impressive & exceptionally large Victorian mansion house
- Plans approved for 1 & 2 storey extensions to original mansion house
- Located in a peaceful leafy suburb on the outskirts of Douglas
- Excellent development project
- Retains delightful period features throughout
- 6 Reception rooms
- 2 sun / conservatory rooms
- 16, single bedrooms 7 double bedrooms (All En-suite)
- Office rooms & generous storage rooms
- Mature front garden with sweeping driveway to rear
- Vacant possession and no onward chain

Key Features

10 

10 

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Full Description

This imposing Victorian property offers immense accommodation over 3 floors which briefly comprises large reception areas, 6 generous lounges / sitting rooms , utility rooms , multiple storage rooms & 16 single bedrooms plus 6 double bedrooms with 11 En-suite facilities. Outside there is a delightful mature front garden with sweeping driveway that runs to the rear of the property. Single garage & ample parking areas. Please note that this is a development project & currently needs full renovation. Conveniently located within walking distance to all local amenities & 10 minutes walk to the centre of Douglas Town.

Details comprise -

Ground floor.

Principal reception hallway with period open fireplace.

6, formal lounges / sitting rooms.

2, Offices.

4, Storage room.

First Floor.

16 bright & airy single bedrooms all en-suite

2nd Floor.

Further 6 spacious double bedrooms again all en-suite.

Loft space.

Grounds - Access via twin stone pillar entrance to sweeping driveway which provides ample parking areas. Mature lawned gardens with an abundance to colorful trees, shrubs & plants. Single garage to the rear.

PLANNING APPROVAL FOR CONVERSION.

Planning link. Ref 20/00281/CON

<https://services.gov.im/planning>

The application added.

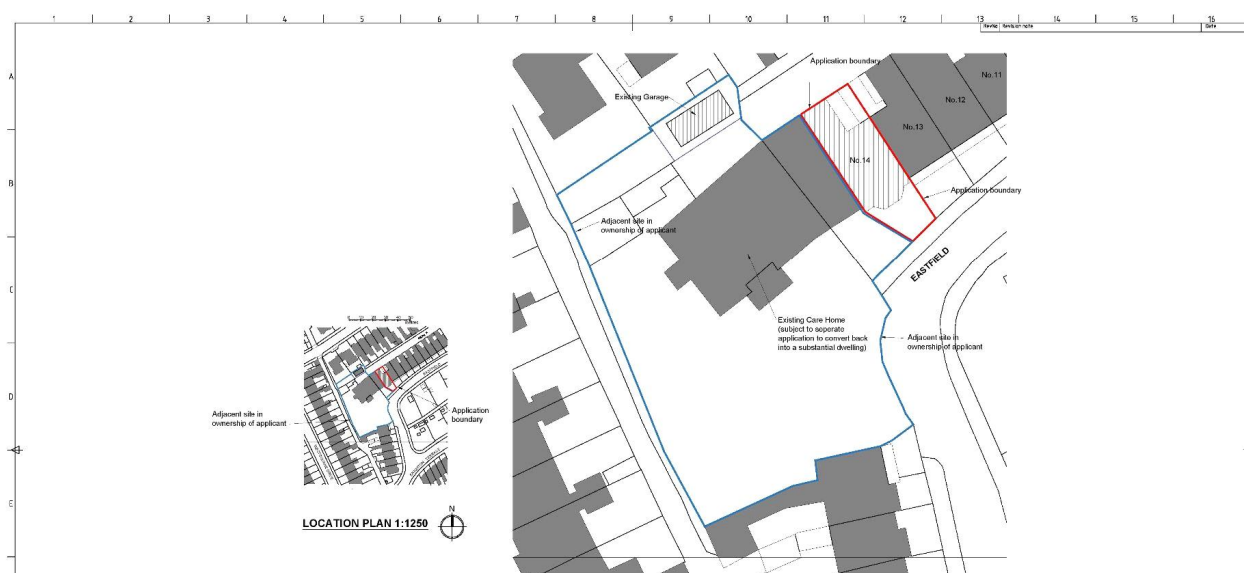
The original mansion house is prominent in its design & appearance, which is largely visible at the front of the building in the form of large windows, prominent gables and detailing overlooking mature gardens which gives a feeling of grand residence. The proposed one & two level extensions have been designed to have a Manx stone outer layer to ' emphasis the original form of the house & maintain a separation between the house , as proposed, and the end of Eastfield estate.

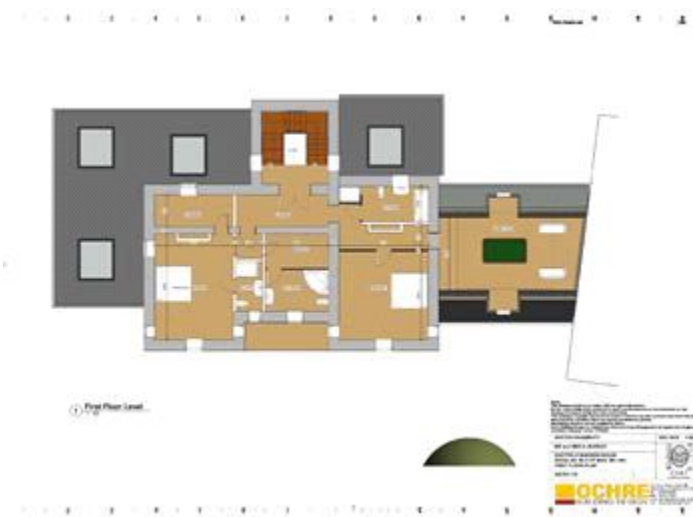
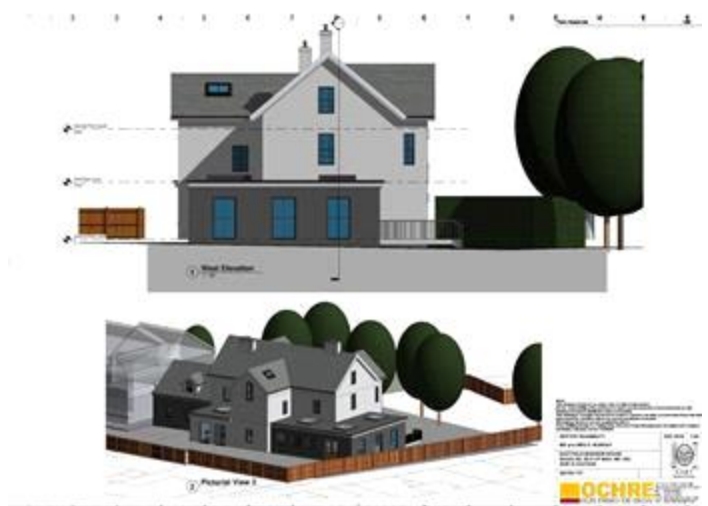
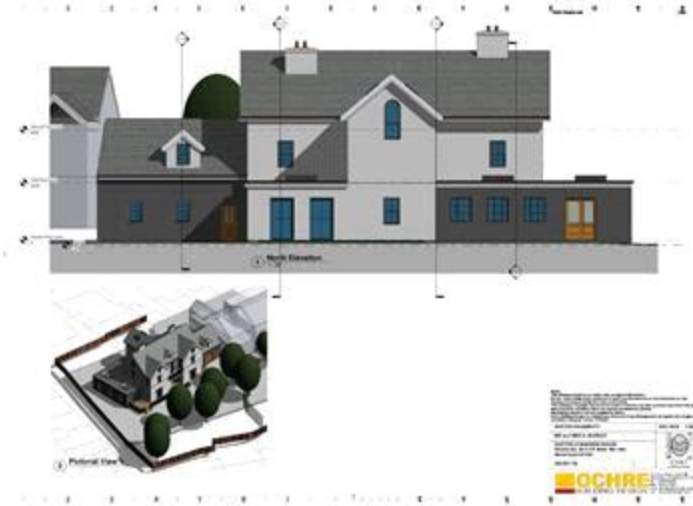
According to the application, this will allow a more open-plan approach to the house and as such, the stairs will be moved to the rear & create a ' more formal entrance '

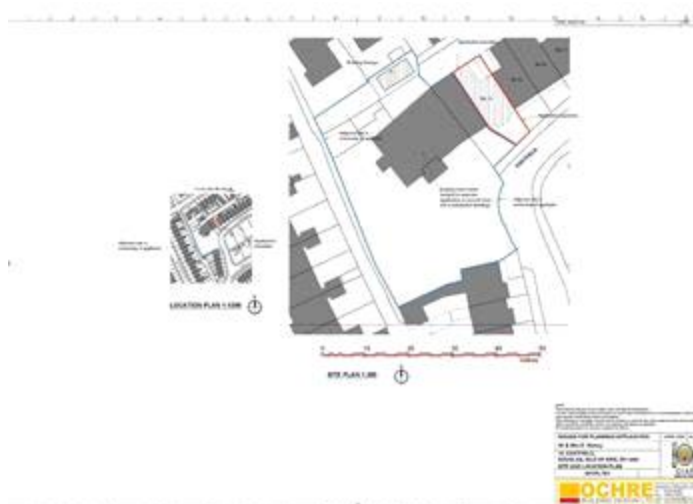
Other changes changes to the stairs will ' make the house layout significantly more legible & usable.

Other changes include improved insulation, double glazing, ventilation, under flooring & the use of air source heat pumps.

The proposal utilises much of the original building footprint and landscaping ' in order to protect the character of the site & respect its position within the Woodbourne Road conservation area '







Tenure	Freehold
Floor Area	
Directions	Heading out of Douglas town centre up Prospect Hill & onto Bucks Road. Proceed past the Terrace shops and at the Trinity Methodists Church bear left into Kensington Road. Continue along Kensington Road till you get to the junction (Yield sign) and bear right onto Westmoreland Road. Continue along Westmoreland Road for a short distance and take 2nd left into Westmount / Eastfield where The Mansion house can be clearly identified by our For Sale board as the first property on the left hand side.
Viewings	All viewings must be accompanied by a representative of Carter Moon Estate Agency. To book an appointment please contact us on 01624-626123 or email info@cartermoon.com
Services	Central heating system installed. Gas fired central heating.
Rates payable	For all recent rates figures please contact the rates department on 696347 / 685347 (Water rates)
Possession	Freehold. Vacant property.
Inclusions	All floor coverings & light fittings.