

Ref No: DCP01009

DERBYHAVEN HOUSE, DERBYHAVEN



PRICE £1,950,000

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Derbyhaven House, Derbyhaven

- * A Stunning Contemporary Coastal Residence
- * Recently Renovated to an Exceptionally High Standard Throughout
- * Bespoke Fitted Kitchen with High Quality Fixtures and Fittings & Beautifully Designed Bathrooms
- * Approx. 6,000sq ft of Flexible Family Living Space over 3 Floors
- * 5 Reception Rooms * Bespoke Fitted Kitchen * Utility Room
- * Generous Master Bedroom Suite with Private Terrace, His & Hers En-suite Bathrooms and Dressing/TV Room
- * 3 Further Double Bedrooms with En-suite Bathrooms
- * Integral Double Garage * Off-Street Parking Area
- * Large Rear Garden (With Planning Permission for a Detached Executive Dwelling with Integral Garaging
- * Double Glazing * Oil Fired Central Heating
- * Viewings Highly Recommended to Appreciate this Delightful Residence in a Sought After Location

Derbyhaven House, Derbyhaven

Derbyhaven House is an exceptional coastal residence in the sought after location of Derbyhaven and within easy commute to Castletown, Ronaldsway Airport, King Williams College and the Buchan School. Situated overlooking the beautiful bay of Derbyhaven, this wonderful location offers beautiful views and easy access to outdoor pursuits. This unique property has been thoughtfully modernised and refurbished to an extremely high standard and offers the best modernised living and contemporary style throughout. The flexible family accommodation is approx.. 6,000 sq ft over three floors which take full advantage of the beautiful views over Derbyhaven Bay. Key features include a striking kitchen finished in steel grey fronted cupboards and doors with bespoke Corian marble effect worktops; underfloor heating, ceiling speakers, LED downlights, low level lighting, Italian porcelain tiles, NEFF kitchen appliances and high quality bathroom fixture and fittings. The present owners have put in a tremendous amount of thought and consideration in creating this unique family home.

The price is to include all fitted floor coverings

To the front of this attractive stone fronted property is a cobbled stoned private parking area, which is accessed directly from the road. A gate leads into an enclosed front garden with lawn and paved pathway which leads to the main entrance porch. At the rear of the property is a lovely wide private block paved driveway which leads to a generous gravelled parking area and large rear garden which currently has planning permission for a detached executive dwelling totalling approx. 5,000sq ft. There is a rear porch providing access to the main house and garaging and a wrought iron gate leads to a courtyard style patio area with generous seating area and lawn.



DIRECTIONS TO PROPERTY

Travelling towards Castletown from the airport turn left at the roundabout into Shore Road and turn left at the T-junction. Continue along the promenade towards Derbyhaven. On reaching the bay at the end of the road, turn left and Castletown House will be found a short distance along on the left.

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In greater detail the accommodation comprises:-

GROUND FLOOR

ENTRANCE PORCH Fully glazed door and dual aspect windows provide front aspect views. Tiled flooring. Glazed inner door leading to:-

ENTRANCE HALL Turning staircase to the first floor. Under-stairs cupboard with power and light. Contemporary low level floor lighting. Tiled flooring. Double doors lead to:-



RECEPTION HALL (12'3" x 24'11" approx.) A light and airy reception hallway with twin double glazed windows providing front aspect views towards Derbyhaven bay. A feature fireplace provides a magnificent focal point for guests with a bespoke Corian seating in front. Two contemporary ceiling lights with additional LED down lights. Tiled flooring. Opening to:-



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OPEN PLAN DINING ROOM/FAMILY ROOM (29'5" x 13'8" approx.) A beautiful entertaining/family space with floor to ceiling fully glazed windows and sliding door to patio and garden area. A contemporary fitted electric fireplace with in-built cinema TV and sound system above. Three large sky lights. LED downlights. Ceiling speakers. Tiled flooring. Steps lead up to:-



BESPOKE FITTED KITCHEN (29'5" x 13'8" approx.) A beautiful and stylish contemporary kitchen designed and fitted by BK Joinery and offers an excellent range of wall and base units finished in steel grey front cupboards and drawers with stunning Corian white marble effect worktops incorporating a sink unit with mixer tap. Appliances include; 4 NEFF ovens, integrated NEFF dishwasher, NEFF halogen hob with extractor hood above. Twin full height larder cupboards. Centre island with additional storage below and breakfast bar area. Matching Corian white marble effect worktops incorporating a second sink unit with mixer tap above and concealed power point unit. Large wall mounted storage cupboard provides storage for kitchen utensils (toaster, kettle, mixer etc) with automatic light and up and over door. Tiled flooring with under-floor heating. Large lantern with electrically operated windows. LED downlights. Ceiling speakers. Glazed double doors to:-



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UTILITY ROOM (14'4" x 9'3" approx.) Matching wall and base units finished in steel grey fronted cupboards and drawers providing ample storage. Large utility cupboard housing eye level Bosch washing machine and tumble dryer. Integrated additional NEFF dishwasher. Contrasting Corian worktops. Space for America style fridge/freezer. Fully glazed door to:-



REAR ENTRANCE PORCH (29'5" x 13'8" approx.) Fully glazed door to driveway, gravelled parking area and garden. Light well. Tiled flooring. Doorway to integrated double garage.

INNER HALLWAY (29'5" x 13'8" approx.) Tiled flooring. Double glazed doors to reception hall. Low level floor lighting. Stairs to master bedroom landing area. Under-stairs cupboard. Double doors to secondary entrance hall.

SHOWER ROOM (29'5" x 13'8" approx.) Contemporary fitted shower room comprising a large walk-in bespoke shower with Corian seating, rain head shower, built-in storage shelf and full height glass screen. Wall mounted wash hand basin with vanity mirror above. Low flush WC. LED downlights. Heated towel rail. Tiled flooring with under-floor heating. Porcelain tiled walls.



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ENTRANCE LOBBY Glazed door and full height side panels provide access and views to front garden area.

CLOACK CUPBOARD Large walk-in cloak cupboard with hanging and shelving. Tiled flooring.

HOME OFFICE/GYM (13'3" x 12'9" approx.) Twin double glazed windows providing fabulous views over Derbyhaven bay. Wood effect tiled flooring. Television and telephone points. LED downlighting.

CHILDREN'S TV ROOM/PLAYROOM (10'5" x 11'3" approx.) Wood effect tiled flooring. Television and telephone points. LED downlights. Glazed door to dining room/family room.

GAMES ROOM/BAR (16'1" x 32'0" approx.) Bespoke fitted bar area with feature LED multi-coloured lighting. Corian worktops with storage units below and integrated under counter fridge. Single sink unit with mixer tap. Glass display shelving. LED downlights. Tiled flooring with under-floor heating. Large apex window provides stunning sea views over Derbyhaven bay. Drop down television. Sliding patio doors provide additional access to front garden.



DOWNSTAIRS WC WC. Wall mounted wash hand basin with vanity storage below and illuminated mirror above. Tiled flooring. Extractor fan. LED lighting. Window with opaque glass.

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FIRST FLOOR

MASTER BEDROOM LANDING Twin Velux windows. Low level floor lighting on stairs. Large floor to ceiling window. Exposed feature Manx stone wall. Double doors to:-

MASTER BEDROOM (25'7" x 16'0" approx.) Built-in wardrobe with hanging and shelving. Twin windows provide side aspect views. Large gable end window and full height sliding patio doors provide stunning views over Derbyhaven bay and access to private terraced area. Twin Velux windows. Television and telephone points.

HIS EN-SUITE Luxury fitted three piece suite comprising a walk-in shower cubicle with overhead rain head shower and built-in shelving. Wall mounted wash hand basin with vanity storage below and mirror above. WC. Heated towel rail. Twin Velux windows. LRD down lights. Fully tiled walls and tiled flooring with under-floor heating. Extractor fan.

PRIVATE TERRACE Tiled flooring. Cedar cladding. Stunning 180 degree panoramic views.



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HER EN-SUITE A luxury fitted four piece suite comprising a double ended bath with floor mounted chrome taps and shower attachments. Walk-in shower cubicle with overhead rain head shower and additional body wash attachment. Wall mounted wash hand basin with large vanity unit below and illuminated mirror above. WC. Heated towel rail. LED down lights. Extractor fan. Tiled flooring with under-floor heating. Window providing views towards KWC.

DRESSING ROOM/TELEVISION ROOM (24'5" x 10'0" approx.) A beautifully designed and fitted dressing room with a good range of wardrobe space, vanity dressing table and matching storage units with cupboards and drawers. Large illuminated mirror. Built-in media unit with television. Walk-in media cupboard with large server rack. Front and rear aspects with sea views to the front and rolling hills to the rear. Access to main staircase and other bedrooms. LED down lights.



LANDING AREA Stairs to upper bedrooms and downstairs reception rooms.

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BEDROOM 2 (24'8" x 10'9" approx.) Double bedroom with built-in wardrobes with hanging and shelving and sliding doors. Matching bedside cabinets. Study desk with storage. Television and satellite points. Sideboard with additional media points above. LED downlights. Front aspect provides sea views and rear aspect over garden.

EN-SUITE BATHROOM A spacious luxury fitted en-suite bathroom comprising a large walk-in shower cubicle with sliding door. Wall mounted wash hand basin with storage below and vanity mirror above. WC. Heated towel rail. Fully tiled walls and floor with under-floor heating. Window provides front aspect views to Derbyhaven bay.



SECOND FLOOR

LANDING AREA Walk-in airing cupboard with shelving and light.

BEDROOM 3 (25'7" x 16'0" approx.) A superb children's bedroom with a mezzanine level which provides a play area. Built-in furniture comprising a study desk and matching bedside cabinets. LED downlights. Television and satellite points. Dual aspect windows provide sea views to the front and distant rolling hills to the rear. A bespoke staircase with clever storage below provides access to the mezzanine level which has a Velux window, television and satellite points.



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DRESSING ROOM (13'3" x 5'10") A walk-in fitted dressing room with an excellent range of quality fitted wardrobes with hanging and shelving and additional storage solutions. Vanity unit with wall mounted mirror above. Large window provides rear aspect views.

EN-SUITE BATHROOM A luxury four piece suite comprising freestanding bath with mixer tap and shower attachments. Large walk-in shower cubicle with rain head shower over and additional body wash attachment. Wall mounted wash hand basin with vanity storage below and wall mounted illuminated mirror above. WC. Heated towel rail. Fully tiled walls and floor with under-floor heating. Velux window. Additional large window provides rear aspect views.



BEDROOM 4 (24'7" x 10'6" approx.) Another superb children's bedroom with a mezzanine level above providing a play area. Built-in furniture comprising a study desk and matching bedside cabinets. LED downlights. Television and satellite points. Dual aspect windows to enjoy sea views to the front and distant rolling hills to the rear. A bespoke staircase with clever storage below provides access to the mezzanine level which has a Velux window, television and satellite points.



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EN-SUITE BATHROOM A luxury three piece suite comprising walk-in shower cubicle with rain head shower over and additional body wash attachment. Wall mounted wash hand basin with vanity storage below and illuminated mirror above. WC. Heated towel rail. LED downlights. Fully tiled walls and floor with under-floor heating. Extractor fan. Window provides pleasant sea views.



OUTSIDE

INTEGRAL DOUBLE GARAGE (25'10" x 25'0" approx.) Electrically operated up and over door. Four light wells. Tiled flooring. Utility area with fitted units and worktops incorporating a sink and drainer and space for washing machine and tumble dryer.

SERVICES

All mains services are installed.
Oil fired central heating.
Double glazed.

ASSESSMENT

Rateable value £XX Approx Rates payable £XX (incl. of water rates).

TENURE

FREEHOLD

VACANT POSSESSION ON COMPLETION

For further details and arrangements to view, please contact the Agents.

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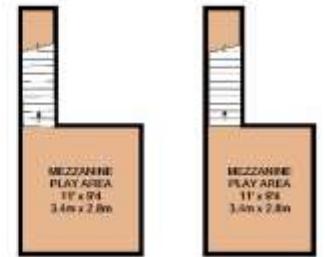
GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR

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