



1 College Green, Castletown, Isle of Man, IM9 1BE
Asking Price £325,000

- Characterful Detached Period Home with Dual Access
- Kitchen with Separate Large Utility Room
- No Central Heating Installed
- Potential Attic Conversion Opportunities
- 3 Bedrooms
- 2 Reception Rooms
- Generous Rear Garden with Outbuildings & Gated Access



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1 College Green is a charming detached period property full of character, offering an exciting opportunity for those seeking a spacious home with potential. Requiring modernisation, the property boasts a desirable location, generous proportions, and versatile living space inside and out.

Ideally positioned with dual access from both College Green and Bowling Green Road, it enjoys a unique setting just a short, level walk from the centre of Castletown, offering excellent accessibility to shops, schools, and other amenities.

Accommodation

A welcoming entrance porch opens into a central hallway, flanked by two spacious reception rooms—ideal for entertaining or modern family living. At the rear, the kitchen connects to the garden and flows through to a utility room via an open archway. The utility leads to a rear porch offering further outdoor access.

Upstairs, there are three well-sized double bedrooms, including a master with an adjoining dressing room. A bright extended landing with a Velux window offers ideal space for a home office. The family bathroom completes the first floor.

A staircase leads to the top floor, where two further rooms are currently used for storage. These could be converted into additional bedrooms or living space with renovation.

External Space

The generous garden is a key feature, offering scope for landscaping or extension. The outdoor space includes two stone-built outbuildings and two large greenhouses, perfect for use as workshops, studios, or garden rooms.

With its period charm, large plot, and central location, 1 College Green presents a rare chance to create a bespoke home in the heart of Castletown. Early viewing is highly recommended to appreciate the scope and potential on offer.



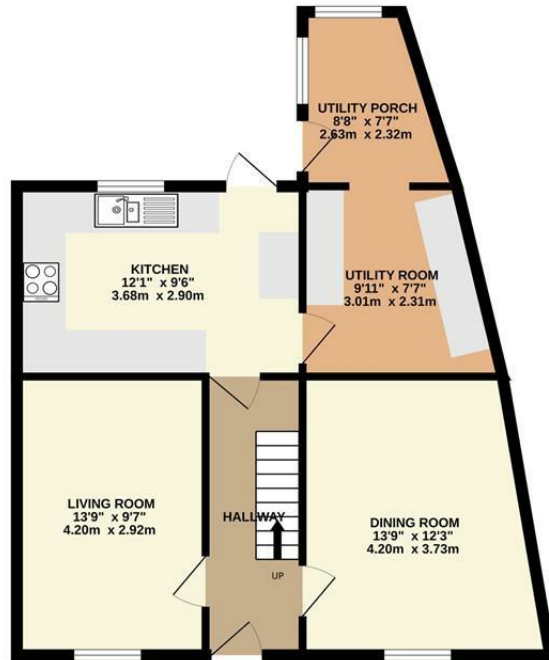
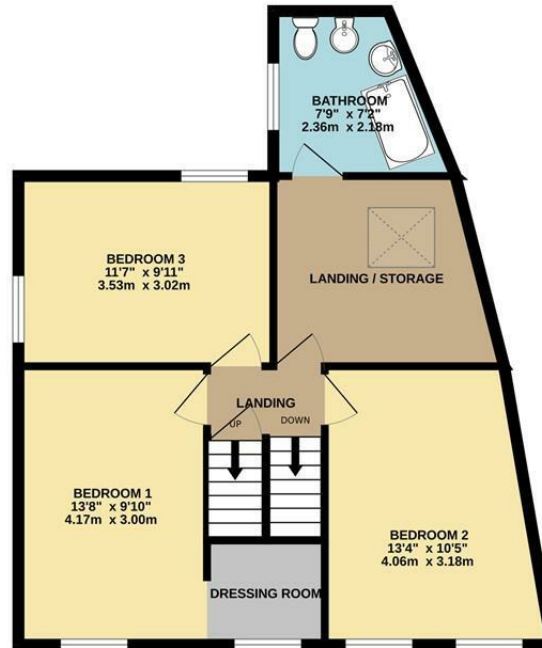




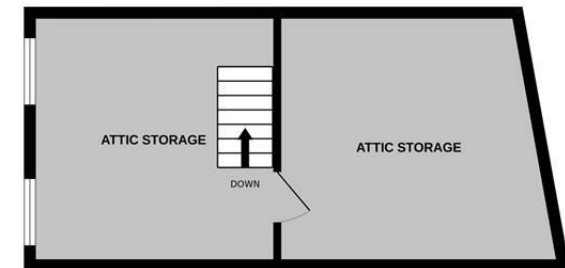








TOTAL FLOOR AREA : 1553 sq.ft. (144.3 sq.m.) approx.
Not to scale-for identification purposes only
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