DeanWood
ESTATE AGENTS EST. 1986



Moorcroft Quarterbridge Road, Douglas, Isle Of Man, IM2 3RL

Asking Price £865,000

- Detached period home with original features
- Four bedrooms in main house, including master with en suite
- Three reception rooms plus utility and WC
- Landscaped gardens, decked terrace and lawn
- In-and-out driveway with ample parking and garage
- Highly desirable location with excellent privacy



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Built in 1920, Moorcroft is an exquisite detached home occupying a prime position at Ago's Leap on the world-famous Isle of Man TT course. Set on a generous plot of just over a quarter of an acre, this property offers a perfect blend of period charm and modern convenience.

The stunning entrance hallway leads to the principal rooms, starting with a beautifully appointed dining room featuring a bay window and a charming fireplace. The spacious living room, with a second fireplace and bay windows, enjoys wonderful views over the rear garden. An adjoining study offers flexible use as an extension of the living area or a home office.

The breakfast kitchen is the heart of the home, equipped with an oil-fired Rayburn range that also serves as the central heating source. Patio doors provide direct access to the rear garden, enhancing indoor-outdoor living. A utility room adjoins the kitchen, while a convenient under-stairs WC is accessible from the hallway.

Upstairs, Moorcroft offers three generous double bedrooms and a further single bedroom, each boasting stunning views of the surrounding countryside. One bedroom benefits from an elevated outlook over the TT course. The master bedroom includes a spacious en-suite bathroom, with an additional separate WC and shower room on this level, ensuring practicality for family living.

The annex, added with planning approval in 2008, provides superb and versatile living space. Ideal for gatherings, independent living for grown-up children, or accommodation for older family members, it offers potential for two bedrooms, a bathroom, an additional WC, a fully equipped kitchen/dining area, and a ground-floor living space with private access.

The large garden is a key feature, comprising a decked and paved upper tier that leads to a gently sloping lawn, offering privacy and security for all ages.

Externally, the property benefits from an in-and-out driveway with ample parking and excellent accessibility, plus a conveniently located



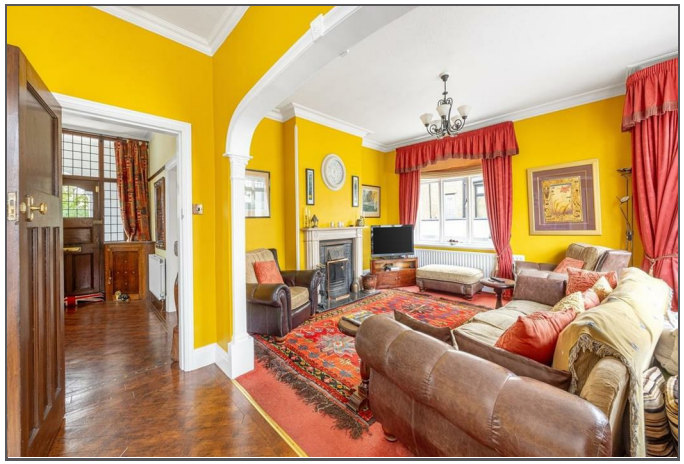



GO'S LEAP





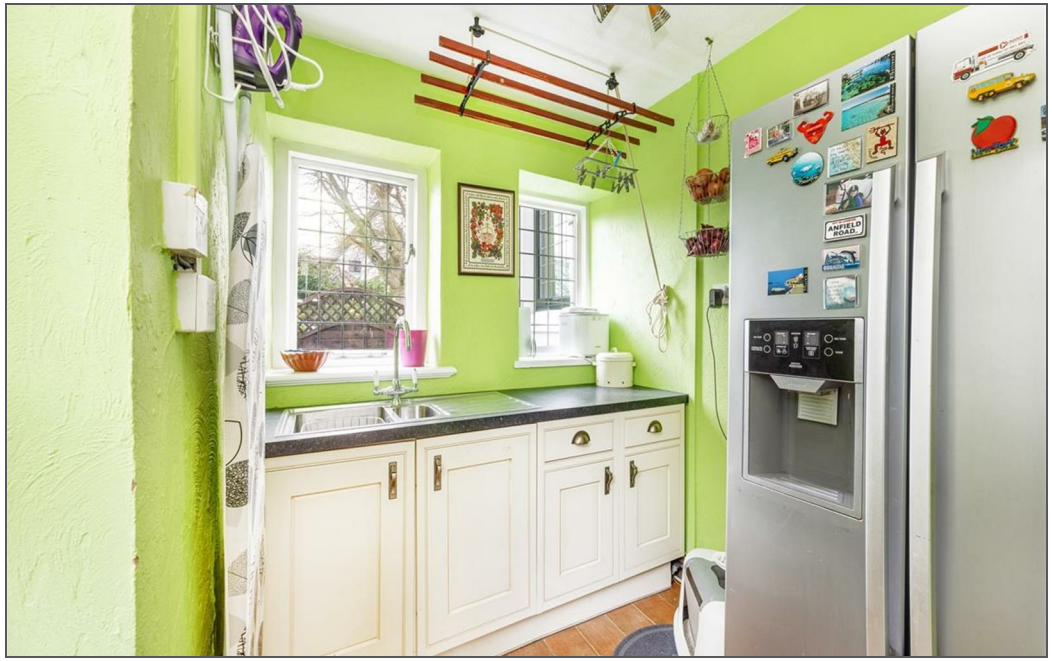





















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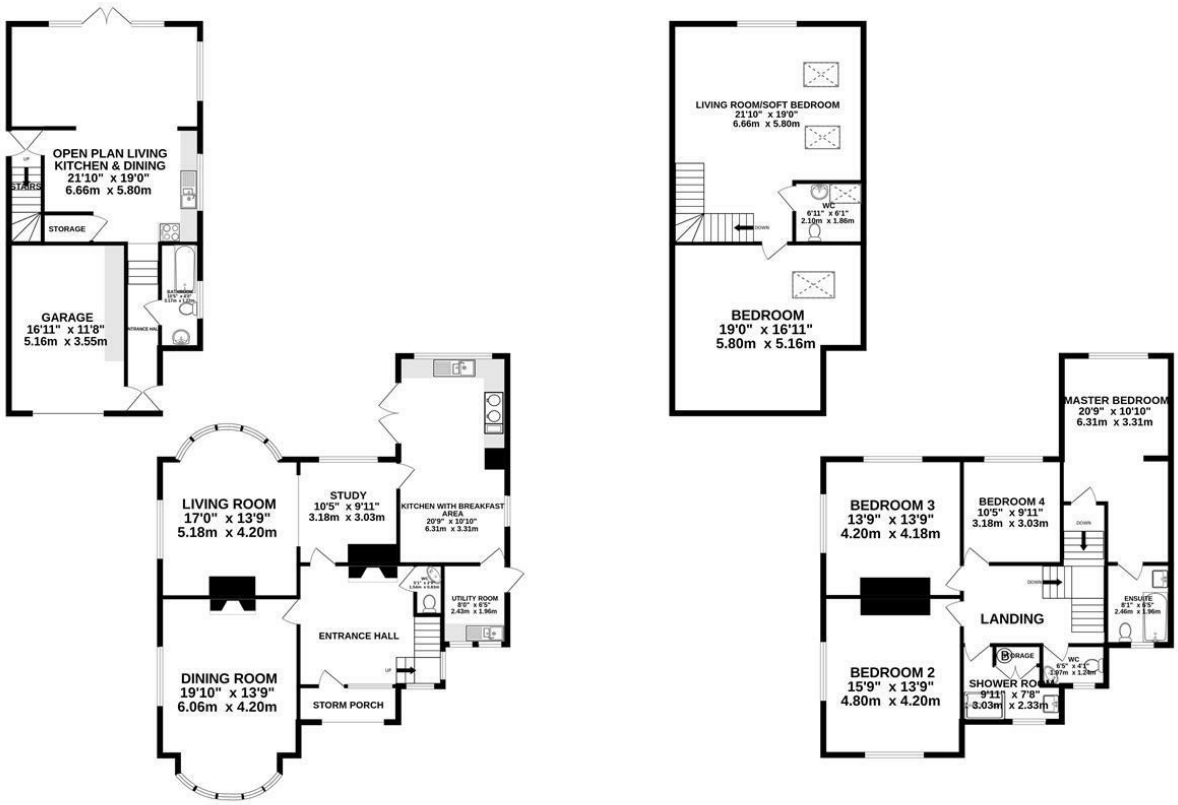






GROUND FLOOR
1729 sq.ft. (160.6 sq.m.) approx.

1ST FLOOR
1683 sq.ft. (156.4 sq.m.) approx.



TOTAL FLOOR AREA : 3412 sq.ft. (317.0 sq.m.) approx.

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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