



66 Groudle Road, Onchan, Isle of Man, IM3 2EZ
Asking Price £1,650,000

- Over 4,000 sq.ft of architecturally designed living space arranged for modern family life
- Four luxurious en-suite bedroom suites, two with bespoke dressing rooms
- Spectacular elevated position with far-reaching Glen and countryside views
- Secure gated approach, double garage, extensive driveway and energy-efficient specification throughout
- Statement Laura Ashley kitchen forming the social heart of the home
- Approx. one acre of private landscaped grounds with dedicated entertaining terrace & hot tub



66 Groudle Road, Onchan is an exceptional contemporary residence extending to over 4,000 sq.ft, occupying a prime elevated position with truly uninterrupted panoramic views across Groudle Glen and the surrounding Manx countryside.

Architecturally striking and immaculately presented, the home has been carefully designed to maximise natural light and outlook. Expansive glazing and elevated balcony spaces frame the landscape beautifully, creating a seamless connection between inside and out while offering privacy and seclusion.

At the heart of the property lies a bespoke Laura Ashley kitchen, finished to a high specification and complemented by a separate utility room. The layout flows effortlessly into a formal dining room, an elegant living room with balcony access overlooking the Glen, and a dedicated cinema room—providing outstanding versatility for both entertaining and relaxed family living.

There are four substantial double bedrooms, each benefitting from its own en-suite bathroom. The principal suite and second bedroom are further enhanced by luxurious walk-in dressing rooms, offering a level of space and refinement rarely found in homes within this location.

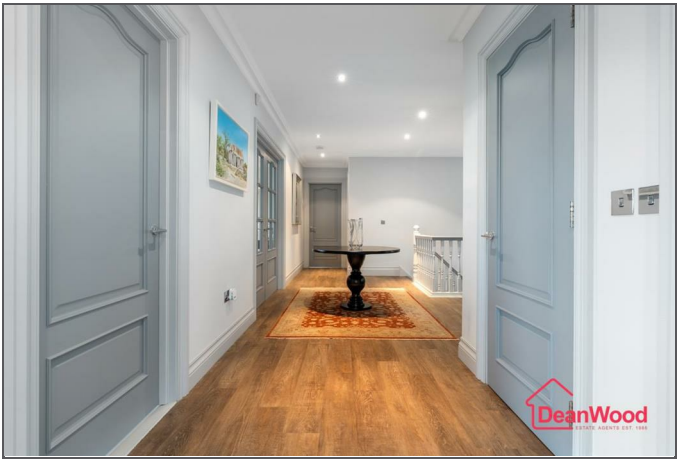
Externally, the property is set within approximately one acre of beautifully landscaped, secluded gardens. A private entertaining terrace with hot tub provides the perfect setting to unwind while enjoying the far-reaching countryside views. A gated entrance ensures privacy and security, while a double garage and extensive driveway parking comfortably accommodate multiple vehicles. An additional external store room adds further practicality.

Modern comforts include underfloor heating throughout, oil-fired central heating, solar panels and double glazing—combining efficiency with year-round comfort.

This is a remarkable lifestyle property in one of Onchan's most desirable settings, offering scale, specification and scenery in equal measure.





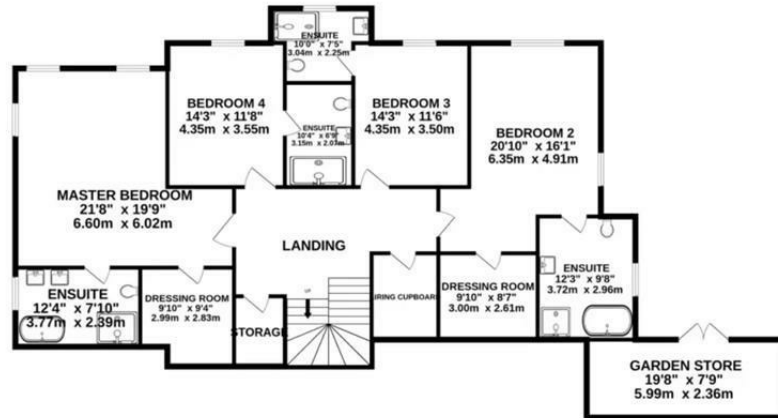




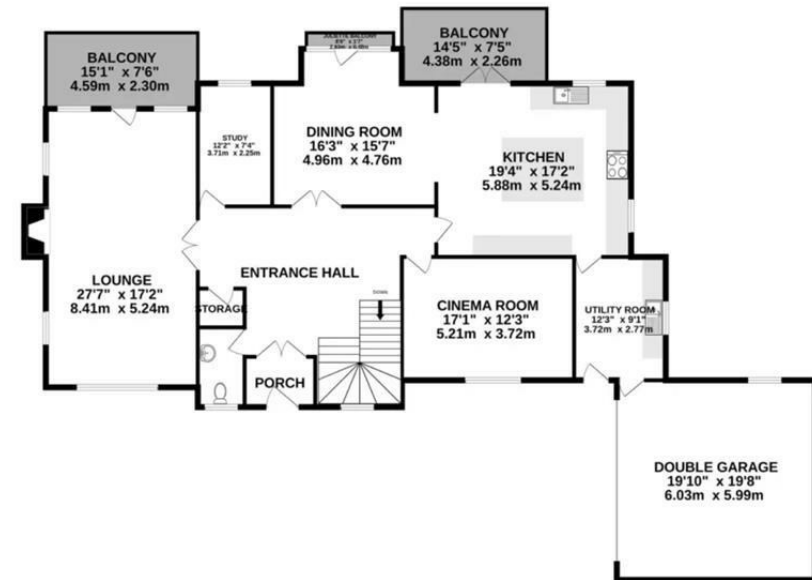




LOWER GROUND FLOOR
1961 sq.ft. (182.2 sq.m.) approx.



GROUND FLOOR
2199 sq.ft. (204.3 sq.m.) approx.



TOTAL FLOOR AREA : 4160 sq.ft. (386.5 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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