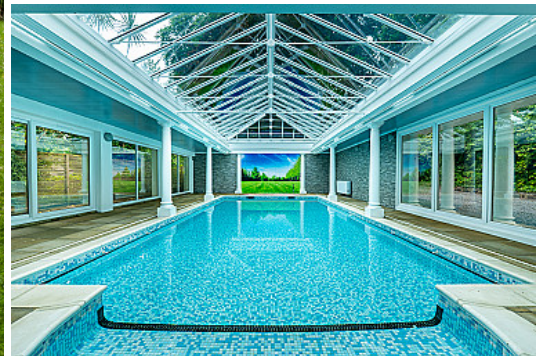




## Camelot, 9 Hillberry Green, Douglas, IM2 6DE

Approx. 5,340sq/ft Georgian style detached 4 bed residence. Situated in a sought after private & secluded woodland setting. 33ft Swimming pool. Enclosed lawned rear garden. Triple garage & large driveway.

**£1,750,000**

### Property Overview

| Property Type | <b>Detached</b> |
|---------------|-----------------|
| Receptions    | <b>4</b>        |
| Bedrooms      | <b>4</b>        |
| Bathrooms     | <b>1</b>        |
| En-Suites     | <b>2</b>        |

## Property Details

|               |                 |             |                                      |
|---------------|-----------------|-------------|--------------------------------------|
| Property Type | <b>Detached</b> | Cloakroom   | <b>1</b>                             |
| Receptions    | <b>4</b>        | Heating     | <b>Oil Fired<br/>Central Heating</b> |
| Bedrooms      | <b>4</b>        |             | <b>uPVC Double<br/>Glazed</b>        |
| Bathrooms     | <b>1</b>        | Windows     |                                      |
| En-Suites     | <b>2</b>        | Rear Garden | <b>Lawned</b>                        |
|               |                 | Garage      | <b>Triple</b>                        |



**Orry-James Creane**

Managing Director  
[ojcreane@cowleygroves.com](mailto:ojcreane@cowleygroves.com)  
 01624 625888  
 07624 365562

## Property Description

### Accommodation

#### Ground Floor

- Entrance Hallway
- Living Room (approx. 24'0 x 19'0)
- Dining Room (approx. 19'0 x 15'9)
- Family Room (approx. 16'10 x 14'0)
- Kitchen (approx. 19'0 x 17'0)
- Utility Room (approx. 14'0 x 10'0)
- Pantry (approx. 6'0 x 5'0)
- Rear Porch
- Storage Cupboard
- Study (approx. 10'8 x 10'0)
- Downstairs W.C. (approx. 6'8 x 6'1)
- Pool Room (approx. 47'5 x 28'1): Swimming Pool (approx. 33'0 x 16'0)
- Plant Room (approx. 7'5 x 6'5)
- Changing Room (approx. 7'6 x 6'5)
- Sauna (approx. 7'5 x 6'5)

#### First Floor

- Landing (approx. 20'1 x 11'11)
- Bedroom 1 (approx. 19'0 x 15'6)
- Dressing Room (approx. 8'6 x 7'1)
- En-Suite Shower Room (approx. 9'11 x 8'6)
- Bedroom 2 (approx. 15'7 x 13'11)
- En-Suite Shower Room (approx. 8'6 x 8'2)
- Bedroom 3 (approx. 12'0 x 10'1)
- Bedroom 4 (approx. 12'0 x 9'11)
- Family Bathroom (approx. 8'11 x 6'6)

### **Outside**

Camelot is set within just under an acre of private woodland, offering plenty of privacy and tranquility.

To the front of the property there is a large private and gated sweeping driveway with a tree lined border providing ample off road parking and access to the garage.

To the rear of the property there is a large lawned garden with multiple mature shrubs and trees.

**Integral Triple Garage (approx. 28'0 x 19'3)**

**Workshop (approx. 21'11 x 4'9)**

### **Services**

All main services are connected. Oil fired central heating. uPVC double glazed throughout.

### **Directions**

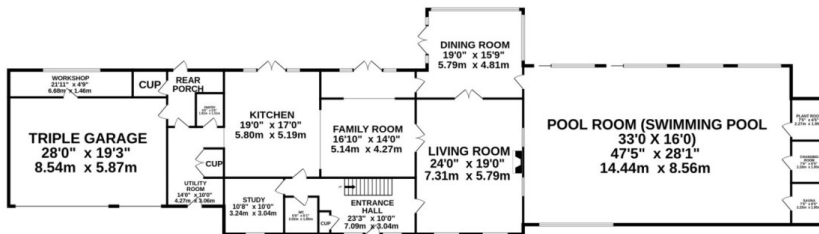
Travelling along Glencrutchery Road in the direction of Onchan, continue past Greenfield Road and proceed straight ahead, taking a left hand turning into Hillberry Green, just before the roundabout junction with Victoria Road. Continue into Hillberry Green where Camelot can be found as the third property on the right hand side, clearly identified by our For Sale board.



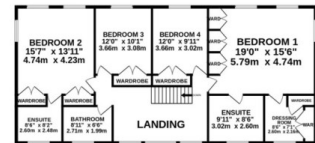




GROUND FLOOR  
4099 sq.ft. (380.8 sq.m.) approx.



1ST FLOOR  
1273 sq.ft. (118.2 sq.m.) approx.



TOTAL FLOOR AREA : 5372 sq.ft. (499.1 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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