



8 Manor Lane, Farmhill, Douglas, IM2 2NX

Detached 3 bed home situated in a quiet & sought after cul-de-sac location. Excellent potential for modernisation. Lawned front garden & rear patio garden. Attached single garage & driveway. No onward chain. Vacant possession.

£479,000

Property Overview

Property Type	Detached
Receptions	3
Bedrooms	3
Bathrooms	1
En-Suites	1

Property Details

Property Type	Detached	Cloakroom	1
Receptions	3	Heating	Gas Fired Central Heating
Bedrooms	3		uPVC Double Glazed
Bathrooms	1	Windows	
En-Suites	1	Front Garden	Patio Garden
		Rear Garden	Patio Garden
		Garage	Attached Single



Simon Dixon

Associate Director
sdixon@cowleygroves.com
01624 625888

Property Description

Set within a quiet and sought after cul-de-sac, this detached family home offers excellent potential for modernisation and personalisation. 8 Manor Lane is tucked away in a quiet part of Farmhill, which offers both the advantages of a peaceful location, but also being a short drive from Douglas' town centre and other local amenities. The property currently offers 3 bedrooms, but at nearly 1,800sq/ft, is larger than many 4 bedroom properties. This is due to its spacious dressing room off the main bedroom, large landing (which could potentially be utilised to create a 4th bedroom), and downstairs study, which potentially could also be utilised as a bedroom. The property features a lawned front garden and a rear patio garden. Further benefits include an attached single garage and a driveway providing convenient off road parking for 2 vehicles. Offered with vacant possession and no onward chain, this is a fantastic opportunity to create a well-appointed family home in a desirable location.

Accommodation

Ground Floor

- Entrance Porch (approx. 6'4 x 4'11)
- Entrance Hallway (approx. 14'0 max x 9'6 max)
- Lounge (approx. 21'2 x 12'0)
- Kitchen/Diner (approx. 17'3 max x 17'2)
- Conservatory (approx. 12'0 x 11'2)
- Study (approx. 10'11 max x 7'7)
- Downstairs W.C. (approx. 7'8 x 3'7)

First Floor

- Landing (approx. 18'1 max x 11'5 max)
- Bedroom 1 (approx. 12'0 x 10'10)
- Dressing Room (approx. 10'4 x 10'1)
- En-Suite Shower Room (approx. 10'4 x 5'6)
- Bedroom 2 (approx. 11'8 x 10'4 max)
- Bedroom 3 (approx. 10'0 x 9'9 max)
- Family Bathroom (approx. 8'2 x 5'9)

Outside

To the front of the property there is a lawned garden separated by a footpath leading to the front door. Mature tree and a mixture of fenced and hedged boundaries. Block paved driveway providing off road parking for 2 vehicles and access to the garage.

To the rear of the property there is a good size patio garden with a number of mature shrubs and fenced boundaries.

Attached Single Garage (approx. 17'3 x 10'9)

Fitted with a white up and over garage door.

Services

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

Directions

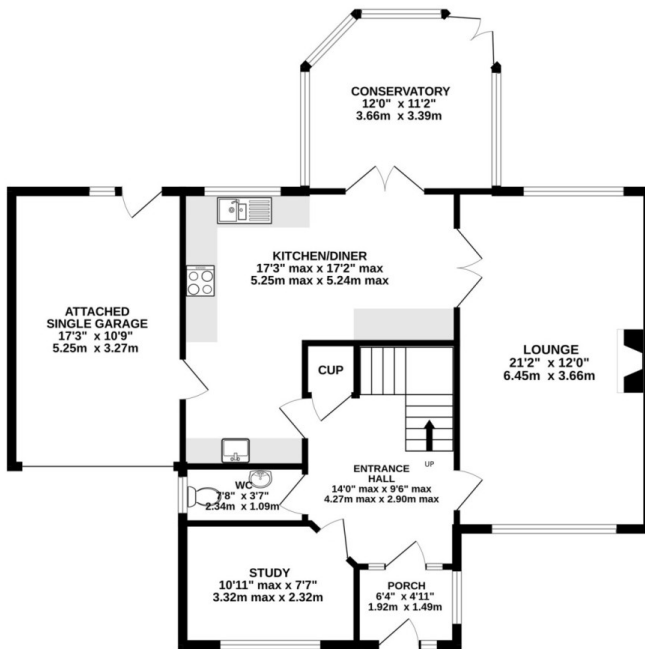
Travelling from the roundabout at Kirby Garden Centre, continue along Vicarage Road in the direction of the Isle of Man Business Park. Proceed straight ahead at the first roundabout and at the second, bear left onto Stevenson Way. Take the first left hand turning onto Manor Road and bear left onto Manor Drive. Take the first right hand turning onto Manor Lane and follow the road round to the left where number eight can be found on the right hand side, clearly identified by our For Sale board.



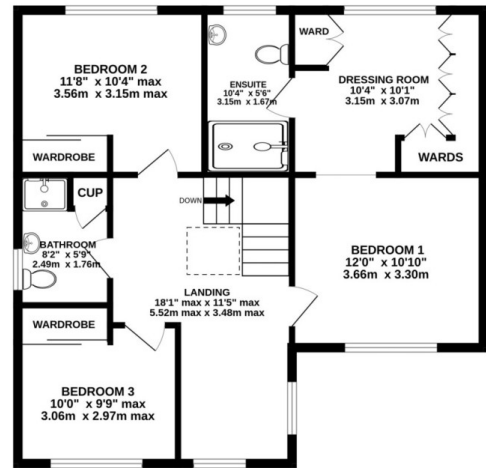




GROUND FLOOR
1044 sq.ft. (96.9 sq.m.) approx.



1ST FLOOR
742 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 1786 sq.ft. (165.9 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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