



Sunnyside Victoria Road, Douglas, Isle of Man, IM2 6AH
Asking Price £2,950,000

- Exceptional detached period residence set within approximately 2.8 acres of private grounds
- Fully refurbished detached one-bedroom gate lodge with private garden
- Sweeping driveway, turning circle and extensive parking for numerous vehicles
- Seven bedrooms, four reception rooms and a self-contained lower ground floor apartment
- Heated outdoor swimming pool surrounded by mature gardens, woodland and orchard
- Impressive coach house with garage, studio and excellent ancillary accommodation
- Peaceful setting bordering Summerhill Glen, close to Douglas town centre



Sunnyside House is one of Douglas' most distinguished period residences, occupying an exceptional private setting within approximately 2.8 acres of established grounds. Dating back to the 1800s, this remarkable family home enjoys a peaceful, tree-lined position bordering Summerhill Glen whilst remaining within easy walking distance of Upper Douglas, local amenities, Tesco supermarket, schools and the town centre.

Steeped in character and retaining many original features, the principal house offers a versatile layout centred around a grand reception hall. Four elegant reception rooms include a magnificent drawing room, formal dining room with doors opening onto the terrace overlooking the swimming pool, a charming morning room and a well-appointed library. The spacious breakfast kitchen is fitted with quality shaker-style cabinetry, granite and marble worktops, complemented by a butler's pantry, utility room and cloakroom.

The lower ground floor incorporates a self-contained apartment with its own private entrance, open plan living accommodation, double bedroom, bathroom and wet room, ideal for extended family, guests or staff. There is also a wine cellar and direct access to the pool area.

Across the second floor are five generous bedrooms, including a principal suite with dressing room and en-suite bathroom. A second dressing room serves Bedroom Two, whilst further family bathrooms provide excellent accommodation. The upper floor offers additional bedrooms and extensive attic storage.

Adjoining the main residence is a substantial two-storey coach house extending to approximately 2,100 sq ft, incorporating a study, snooker room, lounge, double garage and first-floor studio.

The separate gate lodge has been fully refurbished an attractive one-bedroom cottage with its own garden.

The grounds are a standout feature, comprising sweeping lawns, mature trees, an orchard, woodland and a heated outdoor swimming pool, creating a private setting.













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TOTAL: 7105 sq. ft, 661 m2

Basement: 1068 sq. ft, 99 m2, 1st floor: 2955 sq. ft, 275 m2, 2nd floor: 2462 sq. ft, 229 m2, 3rd floor: 620 sq. ft, 58 m2
EXCLUDED AREAS: STORAGE: 302 sq. ft, 28 m2, PLANT ROOM: 122 sq. ft, 11 m2, GARAGE: 466 sq. ft, 43 m2,
UTILITY: 75 sq. ft, 7 m2, PORCH: 43 sq. ft, 4 m2, FIREPLACE: 10 sq. ft, 1 m2,
LOW CEILING: 181 sq. ft, 16 m2, ATTIC: 179 sq. ft, 17 m2, WALLS: 563 sq. ft, 50 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



DOUGLAS

37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF

T 01624 620606

F 01624 677363

E info@deanwood.co.im

CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET CASTLETOWN
ISLE OF MAN IM9 1LF

T 01624 825995

F 01624 825996

E castletown@deanwood.co.im

RAMSEY

LEZAYRE HOUSE
87 PARLIAMENT STREET
RAMSEY ISLE OF MAN IM8 1AQ

T 01624 816111

F 01624 816588

E ramsey@deanwood.co.im

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