






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. Newly installed bathrooms. Enclosed lawned rear garden. Triple garage & large driveway.

£1,750,000

Property Overview

Property Type	**Detached**
Receptions	**4**
Bedrooms	**4**
Bathrooms	**2**
En-Suites	**2**

Property Details

Property Type	**Detached**	Heating	**Oil Fired Central Heating**
Receptions	**4**	Windows	**uPVC Double Glazed**
Bedrooms	**4**	Front Garden	**Easily Maintained**
Bathrooms	**2**	Rear Garden	**Lawned**
En-Suites	**2**	Garage	**Triple**

Property Agent



Orry-James Creane

Managing Director
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07624 365562

Property Description

Newly installed bathrooms, fitted in 2026.

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)
- Shower Room (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.































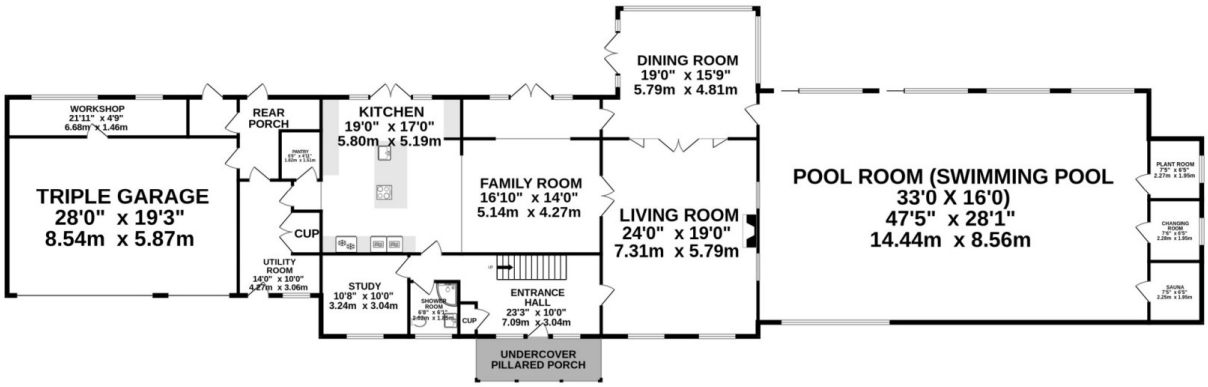




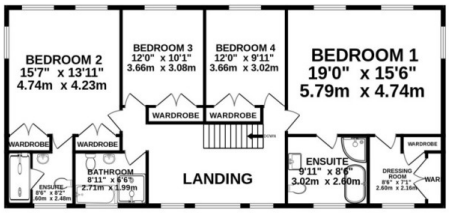




GROUND FLOOR
4099 sq.ft. (380.8 sq.m.) approx.



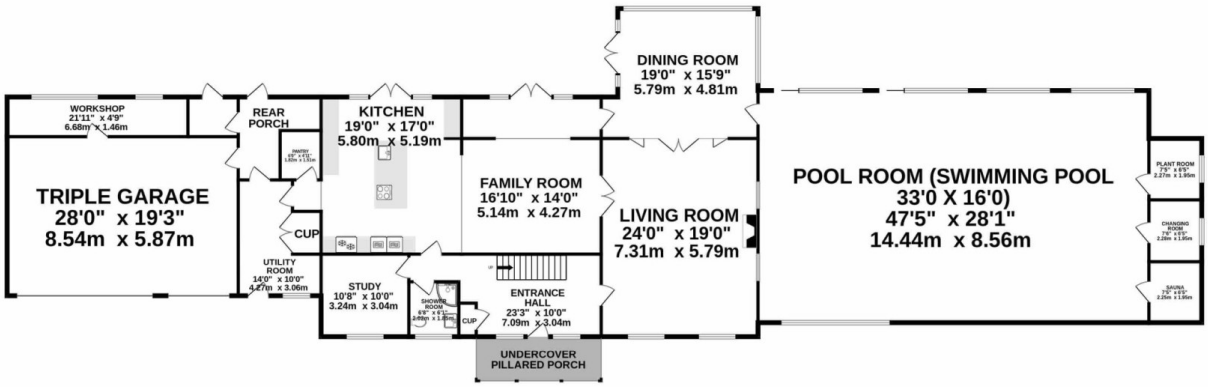
1ST FLOOR
1273 sq.ft. (118.2 sq.m.) approx.



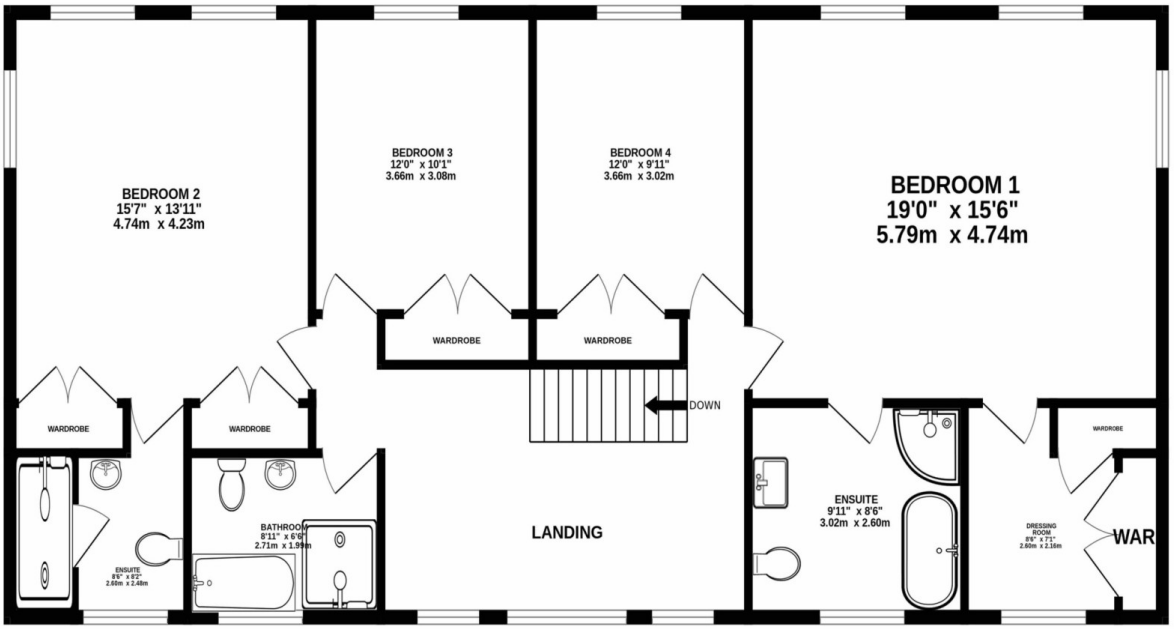
TOTAL FLOOR AREA : 5371 sq.ft. (499.0 sq.m.) approx.

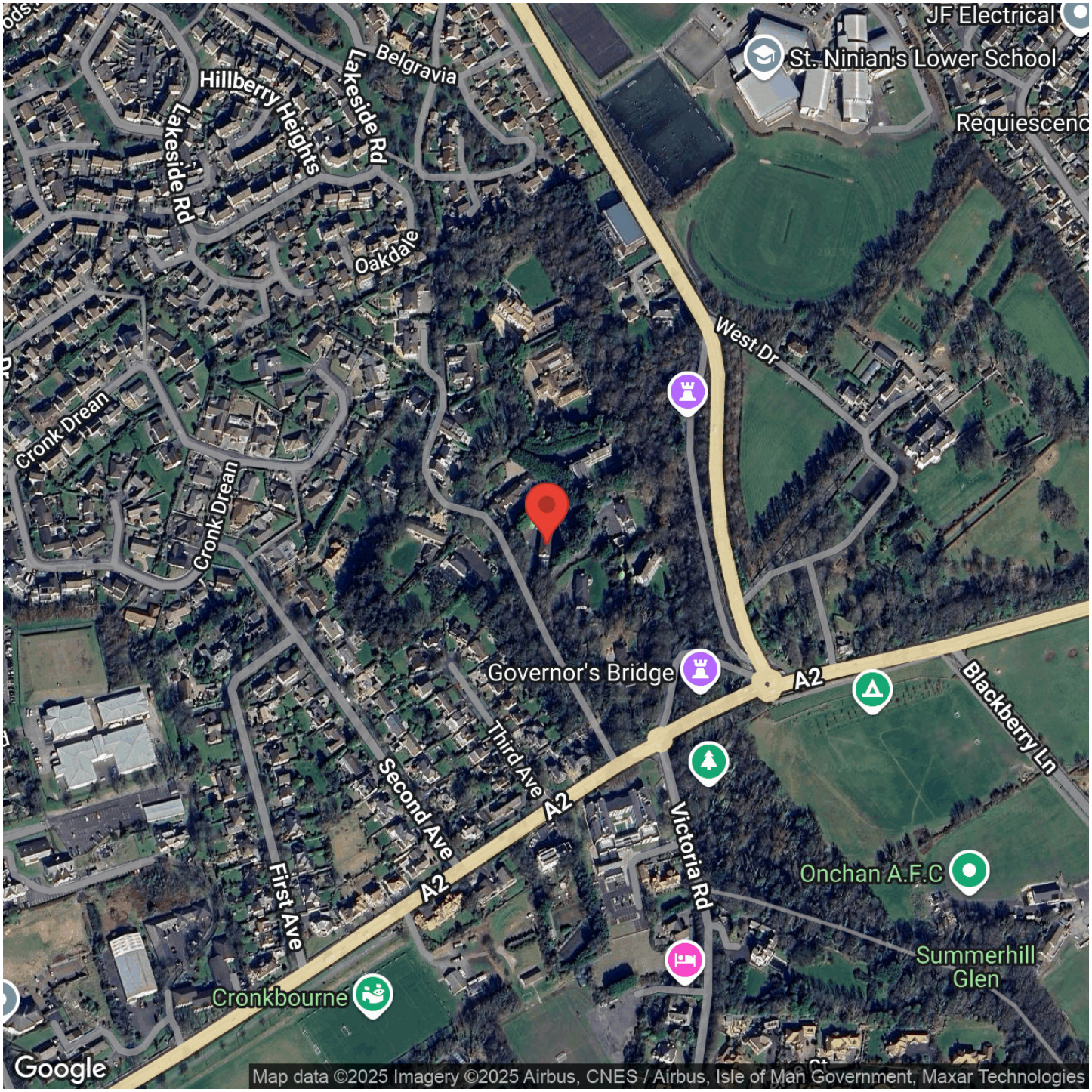
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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4099 sq.ft. (380.8 sq.m.) approx.



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




JF Electrical
St. Ninian's Lower School
Requiescenc
Belgravia
Hillberry Heights
Lakeside Rd
Lakeside Rd
Oakdale
West Dr
Cronk Drean
Cronk Drean
Governor's Bridge
A2
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