



The Malt House And Cottage Bridge Street, Castletown, Isle of Man, IM9 1ET

Offers In The Region Of £2,400,000

- Historic former Malt House overlooking Castletown Harbour and Castle Rushen
 - Three reception rooms plus fitted kitchen and study
- Includes charming two-bedroom cottage with flexible independent accommodation
- Beautiful enclosed gardens with patios, lawns and mature planting
- Stunning principal suite with sun terrace and harbour views
- Integral garage, lift and attractive gated forecourt entrance
- Exceptional period home in Castletown's sought-after historic quayside location



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The Malt House & The Cottage occupy one of Castletown's most iconic waterfront positions, offering an exceptional period residence of immense character and historical significance. Originally forming part of the former Castletown Brewery, the property has been sympathetically maintained to retain its wealth of original charm whilst providing generous and versatile family accommodation.

Set behind an attractive gated forecourt, the property immediately impresses with its handsome façade and welcoming entrance. A vestibule leads into an oak-effect hallway, giving access to the fitted kitchen, formal dining room, study, utility room, cloakroom and integral garage. To the rear, a porch provides access to the garden, a lift serving the upper floors and a connecting entrance into The Cottage.

The first floor is a particular highlight. A drawing room enjoys uninterrupted views across Castletown Harbour and Castle Rushen, whilst the impressive principal suite features a private sitting room opening onto both a front sun terrace overlooking the quay and a rear sun room leading directly into the gardens. The suite also includes a spacious bedroom with walk-in wardrobe and en-suite bathroom. A family bathroom and hobbies room complete this floor.

The second floor provides two further double bedrooms, each served by its own bathroom.

To the rear is a beautifully enclosed garden with paved seating areas, mature planting and lawn, creating a peaceful outdoor retreat.

Included within the sale is The Cottage, a charming two-bedroom property with open-plan living accommodation, a bathroom and an abundance of period character. Connected internally yet capable of independent use, it offers excellent flexibility for multigenerational living, guest accommodation or holiday letting, subject to any necessary consents.

A rare opportunity to acquire one of Castletown's finest historic homes in an unrivalled quayside setting.







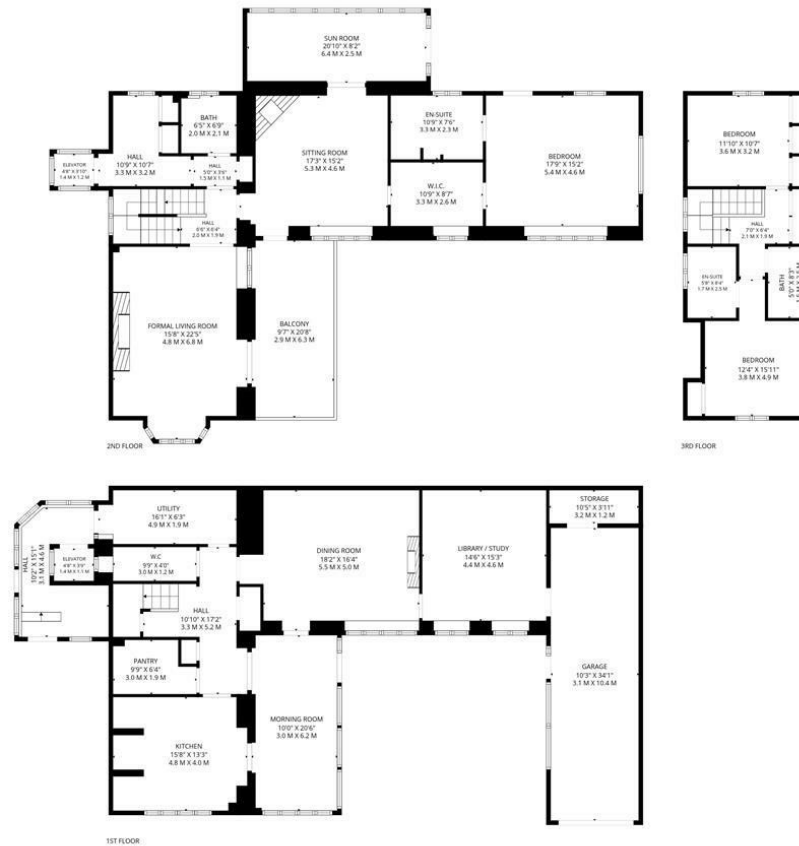






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TOTAL: 3247 sq. ft, 302 m²

1st floor: 1185 sq. ft, 110 m², 2nd floor: 1539 sq. ft, 143 m², 3rd floor: 523 sq. ft, 49 m²
EXCLUDED AREAS: GARAGE: 350 sq. ft, 33 m², UTILITY: 98 sq. ft, 9 m², STORAGE: 41 sq. ft, 4 m²,
MORNING ROOM: 212 sq. ft, 20 m², ELEVATOR: 36 sq. ft, 4 m², BALCONY: 208 sq. ft, 19 m²,
WALLS: 339 sq. ft, 30 m²

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



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