



Coach House, 33 Marathon Road, Douglas, Isle Of Man, IM2  
4HN

Asking Price £549,950

- Superb detached house blending period character with modern features
- Three spacious bedrooms, including an en-suite principal bedroom
- Two large reception rooms plus light-filled conservatory
- Generous terraced south-facing gardens, rear courtyard & distant sea views
- Stylish breakfast kitchen with separate utility room
- Detached single garage and private driveway with off-road parking



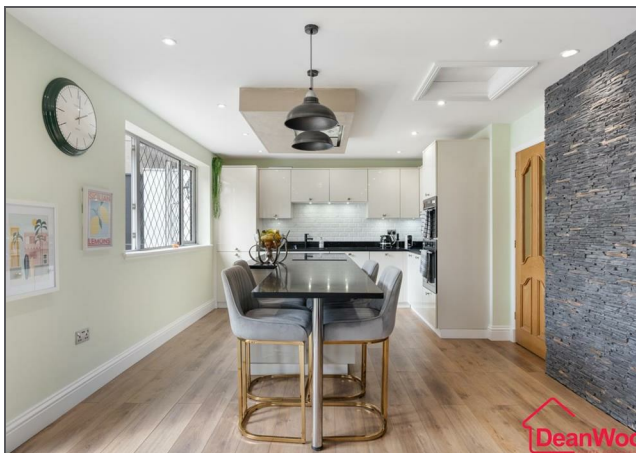
Welcome to The Coach House, 33 Marathon Road – a superb detached residence that effortlessly combines period character with modern convenience. Set in one of the island's most desirable locations, this impressive home offers generous living spaces, elegant design features, and beautifully landscaped gardens, making it ideal for families or those seeking a refined lifestyle close to Douglas.

The property boasts a versatile layout with two large reception rooms, perfect for both formal entertaining and relaxed everyday living. The breakfast kitchen is well-appointed with ample workspace and storage, flowing seamlessly into the light-filled conservatory, which provides an inviting space to enjoy views of the garden year-round. A separate utility room adds to the practicality, ensuring the home is as functional as it is stylish.

Upstairs, there are three generously sized bedrooms, each offering comfort and charm. The principal suite benefits from an en-suite shower room, while the remaining bedrooms are served by a well-proportioned family bathroom. The interiors throughout strike the perfect balance of character features and modern finishes, creating a warm yet contemporary atmosphere.

Externally, The Coach House is equally impressive. A detached single garage and private driveway provide ample off-road parking. The gardens are a true highlight – terraced and south-facing, they feature lawned areas, mature planting, and a rear courtyard offering multiple spots for relaxation, entertaining, and enjoying the sunshine. From the upper levels, there are even distant sea views, adding to the property's sense of charm and appeal.

Benefiting from oil-fired central heating and presented in excellent condition throughout, this is a home that offers both practicality and lifestyle in abundance. Combining period elegance with modern touches, The Coach House is a rare opportunity to acquire a property of this calibre in such a sought-after location.









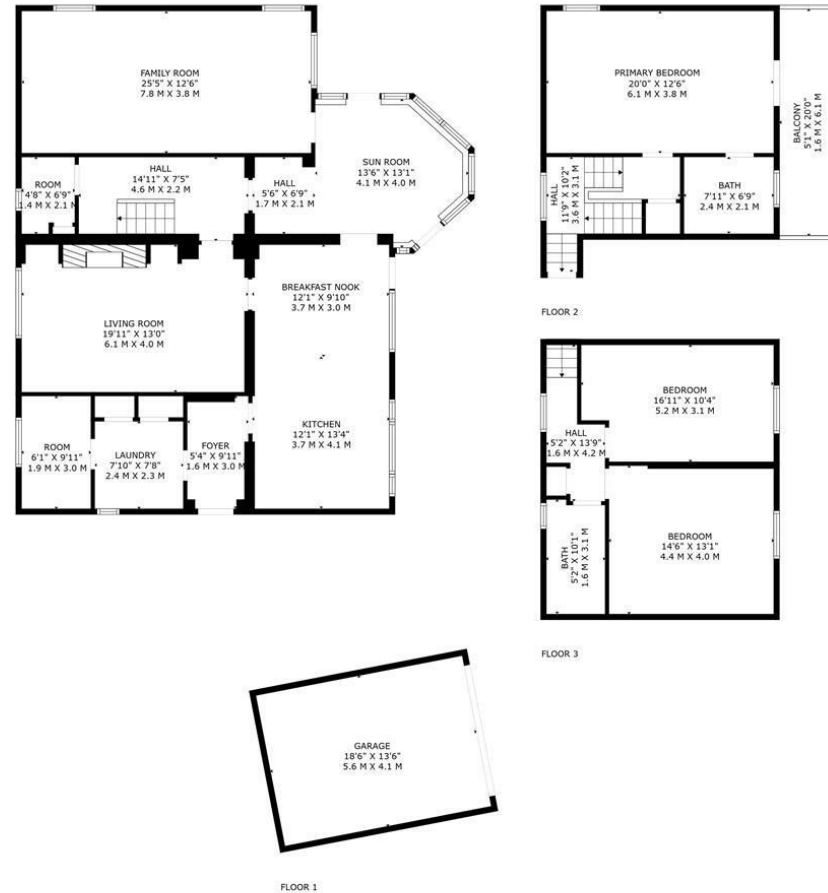




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**TOTAL: 2186 sq. ft, 203 m2**

FLOOR 1: 1310 sq. ft, 122 m2, FLOOR 2: 402 sq. ft, 37 m2, FLOOR 3: 474 sq. ft, 44 m2  
 EXCLUDED AREAS: GARAGE: 250 sq. ft, 23 m2, LAUNDRY: 63 sq. ft, 6 m2, ROOM: 61 sq. ft, 6 m2,  
 BALCONY: 103 sq. ft, 10 m2  
 WALLS: 203 sq. ft, 17 m2

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



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