



## 30 Plaxtole, Bowling Green Road, Castletown, Isle of Man. IM9 1EB

A beautiful Georgian home with many original features. Located in a sought after location on Bowling Green Road, this 4 bedrooms house is an exceptional property with spacious living rooms, great sized bedrooms, elegant kitchen and a private garden to the rear.



**£850,000 Freehold**

## PROPERTY DESCRIPTION

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**ACCOMODATION** Plaxtole, 30 Bowling Green Road, Castletown, is an elegant and spacious home that retains many original features, offering charm and character in one of the town's most sought-after locations. Conveniently situated near the airport, Castletown's amenities, and the picturesque harbour, this impressive property provides generous living space. The accommodation includes a welcoming lounge, a formal dining room, a cozy family room, and a beautifully appointed drawing room, all exuding period charm. The large kitchen with a breakfast area offers a perfect blend of modern convenience and traditional style, complemented by a separate utility room and a cloakroom for added practicality.

Upstairs, the home features four well-proportioned bedrooms, including a master suite with an en-suite bathroom, along with a stylish family shower room. The property's charm extends to the outside, where a pretty walled rear garden, mainly laid to lawn, provides a private and tranquil outdoor space. With its blend of elegance, space, and prime location, Plaxtole is a wonderful opportunity for those seeking a distinguished home in the heart of Castletown.

**INCLUSIONS** Floor coverings, Light fittings, Blinds, Curtains

## FEATURES

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- Superb Georgian House
- Semi-Detached Home in a Great Location
- 4 Double Bedrooms (1 En Suite) plus 2 Bathrooms
- Extensive and Elegant Kitchen
- 4 Sunny Living Rooms
- Private Back Garden with Decking
- New Gas Fired Central Heating Boiler



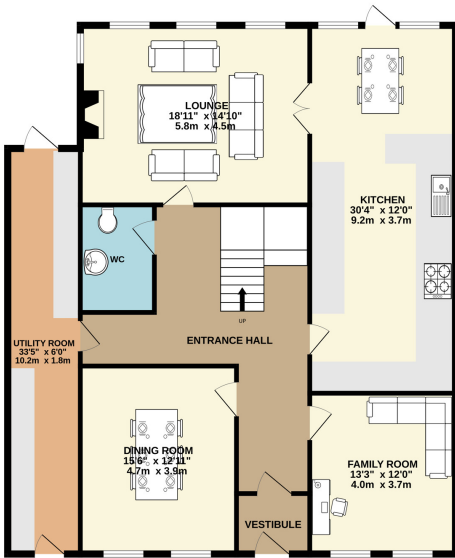
## Property Images

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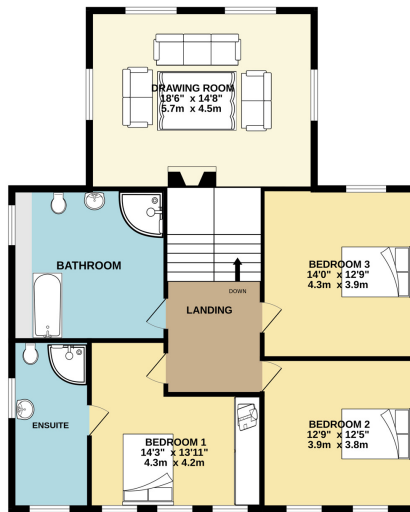


# FLOORPLAN

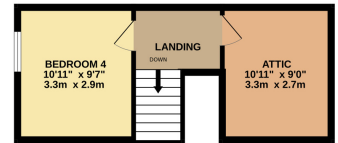
GROUND FLOOR  
1543 sq.ft. (143.3 sq.m.) approx.



1ST FLOOR  
1148 sq.ft. (106.6 sq.m.) approx.



2ND FLOOR  
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 2954 sq.ft. (274.5 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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