



1 Sunnybank, West Baldwin, Isle of Man, IM4 5HB
Asking Price £960,000

- Detached executive show home in sought-after semi-rural West Baldwin location
- Spacious accommodation arranged over three floors for family living
- Underfloor heating and two versatile reception rooms downstairs
- Superb open-plan kitchen with island and integrated appliances
- Principal suite with dressing room and luxury en-suite bathroom
- Detached double garage with parking and electric doors
- Landscaped rear garden backing onto open farmland privately



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A beautifully presented and recently constructed detached executive home occupying an enviable position within the highly sought-after semi-rural setting of West Baldwin. Originally the show home for this exclusive development, the property combines contemporary design, generous proportions and an exceptional family layout, all within easy reach of Douglas and surrounding amenities.

Set amidst peaceful countryside surroundings, the home offers a rare balance of rural tranquillity and everyday convenience, with Ronaldsway Airport and the Island's private schools also easily accessible. Arranged over three floors and benefiting from underfloor heating to the ground floor, the accommodation is perfectly suited to modern family living.

The welcoming entrance hall leads to a cloakroom/WC and two elegant reception rooms to the front of the property, ideal as lounges, playrooms or additional family space. To the rear lies the heart of the home, a stunning open-plan kitchen, dining and family room fitted with a high-quality German kitchen, central island and integrated appliances. Full-height bi-fold doors open onto the rear terrace and garden, creating an effortless indoor-outdoor flow. A separate utility room and plant cupboard complete the ground floor.

The first floor features a superb principal bedroom suite with dressing room and luxurious four-piece en-suite, together with two further double bedrooms, a stylish family bathroom and a separate study, which could serve as a fifth bedroom if required.

The second floor provides two further double bedrooms served by a contemporary shower room, ideal for guests, teenagers or home working.

Externally, a paved frontage provides off-road parking and leads to the detached double garage with electric doors and side access. The rear garden is a particular highlight, attractively landscaped over several tiers with patio and lawned areas, backing onto open farmland and enjoying a high degree of privacy.









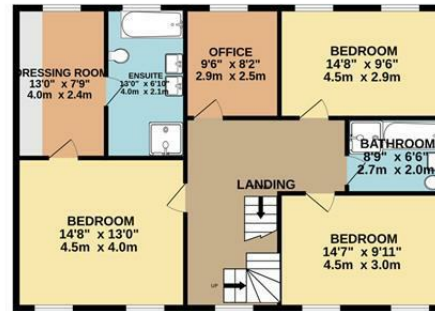




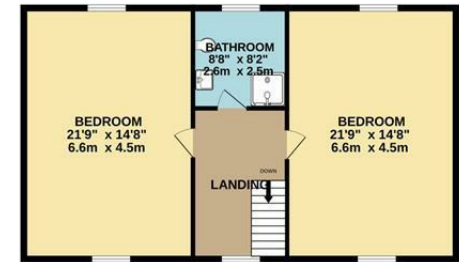
GROUND FLOOR
1631 sq.ft. (151.5 sq.m.) approx.



1ST FLOOR
969 sq.ft. (90.0 sq.m.) approx.



2ND FLOOR
812 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 3411 sq.ft. (316.9 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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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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