

Vaish Mooar Farm

Peel

£875,000



3 Bedroom Manx Stone Converted Farmhouse and Converted Barns Sat In 20 Acres of Good Agriculture Land, Breathtaking Views Of The West Coast And An Opportunity To Complete An Existing Project In Accordance With Planning Permission 16/00557/B to Your Own Design Ideal For Equestrian Use

Accommodation Comprises:

Spacious Open Plan Kitchen And A Large Dining Area With A Beautiful Manx Stone Wall
Featuring A Log Burner Stove

The Modern Kitchen Has An Electric Aga With Induction Hob, Built in Dishwasher And Breakfast Bar
Extremely Large And Light Lounge With Extensive Views Of Land And Sea

Off The Kitchen Sits A Separate Utility and A Separate Boot Room (Access Also From The Rear)

The First Floor Has A Master Bedroom With En-suite And Two Dressing Room Areas
Two Further Double Bedrooms and A Study Room

A Family Bathroom And a Family Shower Room

There Are 2 Further Good Sized Fully Useable Attic Rooms

Oil Fired Central Heating, Soak Away Septic Tank

2 x Stone Stables With Power And A Further Stone Feeding Station

Partitions and Insulation is in place in all the additional rooms, but they need to be boarded and skimmed, along with flooring. All drainage and pipework is in existence and all electrics and or cabling has been prepared

Please See Planning Application 16/00557/B For Drawings

Whilst all particulars are believed to be correct, neither Property Wise Limited, or their clients guarantee their accuracy nor are they intended to form part of any contract. Floorplans are only for illustrative purposes, decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate and not to scale.

Directions: Travelling Into Peel On the Poortown Road Turn Right On To The Switchback and then First Right On To The Bayr Ny Staarvey. Follow the Natural Bend in the Road To The Left And Continue Along The Road For Approx Half A Mile, Turn Right When You See The Sign For Vaash Mooar Farm and Then 1st Left Into The Lane By The Post Box

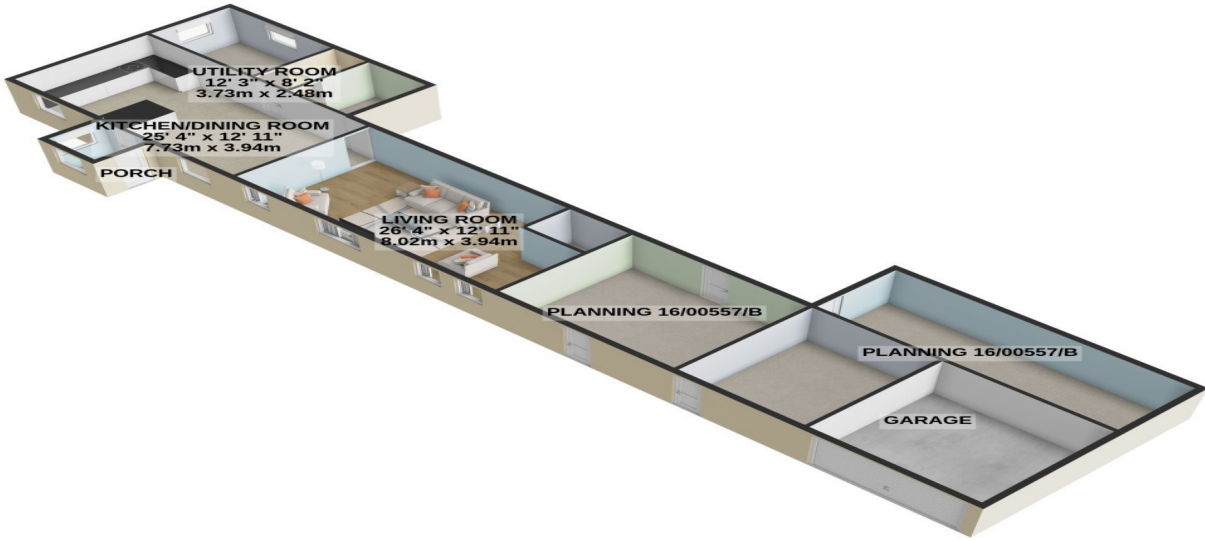
Rates payable: TBA

Inclusions: to be confirmed

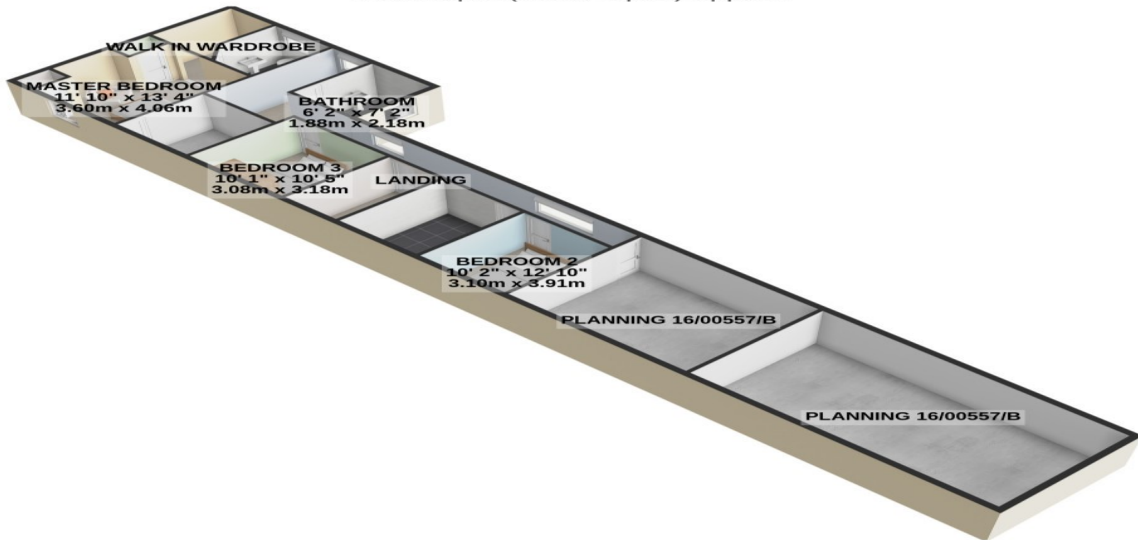
Services: Mains Water, Electric Services Connected. Septic Soak Away



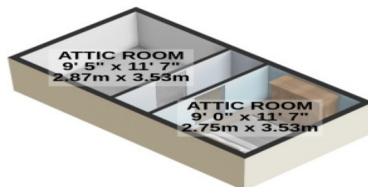
GROUND FLOOR
1611 sq.ft. (149.6 sq.m.) approx.



1ST FLOOR
1383 sq.ft. (128.5 sq.m.) approx.



2ND FLOOR
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 3249 sq.ft. (301.8 sq.m.) approx.

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