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Dreemlang Farm, Foxdale Road, Marown, IM4 2HE  
**Asking Price £1,200,000**



## Dreemlang Farm, Foxdale Road, Marown, IM4 2HE

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A fantastic opportunity to purchase a farm comprising of 60 acres located in the centre of the Island with outstanding views across the Plains of Heaven. The property comprises of a 4 bedroom detached bungalow with walled garden, handsome old farmhouse in need of renovation, a range of traditional and more modern farm buildings and approximately 60 acres of agricultural land.

### DIRECTIONS

Travelling on the A1 from Douglas towards Peel, turn left at Crosby just before the Co-op and travel up the hill, travelling through the small crossroads at Old St Runius Church and proceeding along until the Garth crossroads. At the Garth crossroads, turn right onto the Foxdale Road and Dreemlang Farm can be located after a short distance on the right hand side. Continue until the end of the stone wall and turn into the farm lane on the right hand side by the For Sale board.



## ACCOMMODATION - BUNGALOW

### Kitchen 12' 2" x 13' 1" (3.7m x 4m)

A good size kitchen/diner featuring a range of wall and base units with an electric cooker and fridge freezer.

### Snug 11' 6" x 9' 2" (3.5m x 2.8m)

A cosy room accessed from the kitchen with dual aspect and a working fire.

### Main Reception Room 18' 4" x 9' 10" (5.6m x 3m)

A large room which benefits from an open fire.

### Front Porch 5' 7" x 0' 4" (1.7m x .09m)

An integrated front porch leading from the front of the property to the main hallway.

### Hall 5' 7" x 10' 6" (1.7m x 3.2m)

A spacious hallway with built in cupboards for storage.

### Bedroom 1 10' 2" x 12' (3.1m x 3.65m)

A double bedroom with fitted wardrobes.

### Bedroom 2 11' 6" x 9' 10" (3.5m x 3m)

A spacious double room.

### Bedroom 3 14' 9" x 9' 10" (4.5m x 3m)

A generous room with fitted wardrobes.

### Bedroom 4 11' 2" x 10' 10" (3.4m x 3.3m)

A double room with fitted wardrobes.

### Family Bathroom 7' 7" x 7' 7" (2.3m x 2.3m)

A good sized room featuring a WC, pedestal sink and bath with shower attachment.

### Boot Room 7' 10" x 5' 7" (2.4m x 1.7m)

A handy room for the storage of boots and coats.

### Utility Room 10' 6" x 7' 7" (3.2m x 2.3m)

### Utility Room

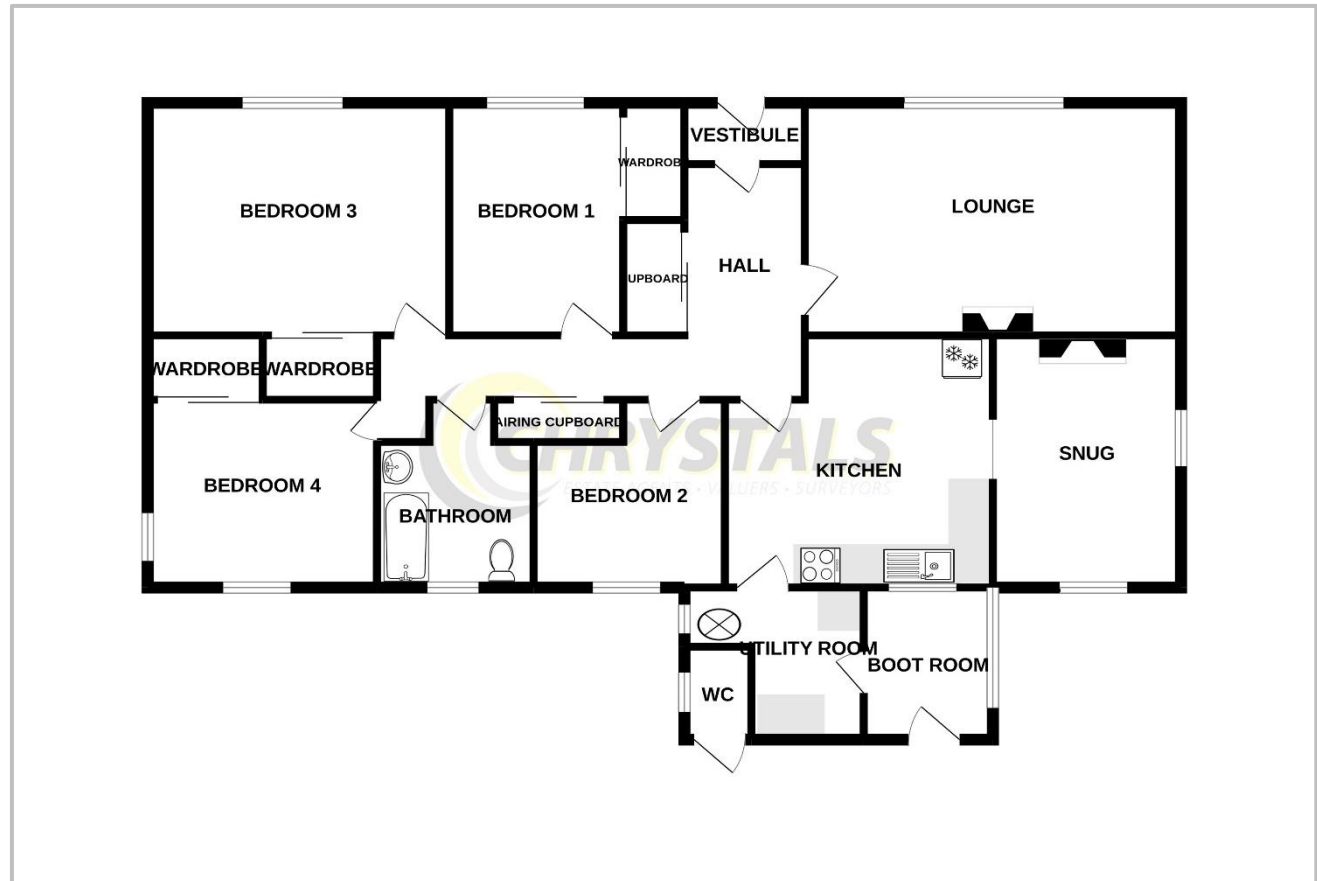
A useful room with sink, washing machine and boiler.

### External WC

### OUTSIDE

The property benefits from a partially walled garden which provides great privacy and shelter.

To the side is a vegetable plot and orchard with fruit trees.





## THE OLD FARMHOUSE

The old farmhouse offers a fantastic renovation project with huge potential subject to the necessary planning consents.

The old farmhouse has its own private drive, which is lined with mature trees and is accessed directly from the Foxdale Road.

The accommodation currently comprises of a kitchen, utility and 3 reception rooms downstairs with 5 bedrooms and two bathrooms upstairs.





## THE BUILDINGS

Dreemlang offers a range of traditional stone buildings.

The old stone buildings incorporate the following:-

- Cowhouses
- Parlour
- Dairy
- Stables
- Lofts
- Workshop

The steel framed buildings provide excellent storage and the main buildings measure approximately: -

- 90ft x 30ft
- 60ft x 60ft
- 75ft x 30ft
- 75ft x 20ft

All have concrete floors with mains water and electric.



## THE LAND

All of the land is fenced for cattle and has the benefit of mains water supplied. The land comprises the following:

Field number	Area (acres)
324140	12.67
324141	6.06
324838	1.44
324842	1.5
324601	9.41
324134	11.21
324132	4.29
324131	4.1
321239	5.38
321240	4.1
<b>Total</b>	<b>60.16</b>



## AGRICULTURAL & ENVIRONMENTAL SUBSIDIES

The land is eligible to receive subsidies under the Island's Agricultural Development scheme and is classed as Below the Mountain Line. The land may also be eligible to apply for financial incentives under the Island's Agri-Environment Initiatives Scheme.

## TENURE

The land is sold freehold with vacant possession.

## VIEWINGS

Strictly by appointment only.





Vacant possession on completion.

The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.  
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Since 1854



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