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Mullen Rhenass, Rhenass Road Kirk Michael, IM6 1BB  
**Asking Price £750,000**



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A wonderfully private detached country house set in a secluded rural backwater in the West of the Island. Substantial detached house with 5 bedrooms, 3 bathrooms (2 being en-suite), 4 reception rooms, large conservatory and Breakfast Kitchen. Large detached double garage with office accommodation above and large garden store (possible garage). Set in a large lawned garden with pergola, ponds and more! Adjacent to the property is a 25 acre block of agricultural land (please see attached plan) which is available for additional £180,000.



## LOCATION

From Ballacraigne Traffic lights in St Johns travel north on the A3 for approx 3 miles. At the Cronk Y Voddy crossroads turn right sign posted Little London. Continue for ½ mile and turn right, follow this lane down the hill where at the bottom bear left over a narrow bridge and then turn immediate right onto the private bridged entrance into Mullen Rhenass House.

## GROUND FLOOR

**ENTRANCE HALL** 5' 2" x 12' 5" (1.57m x 3.78m)

**LOUNGE** 19' 6" x 15' 5" (5.94m x 4.70m)

Fireplace with Log Burner

**CONSERVATORY** 29' 6" x 16' 4" (8.98m x 4.97m) max

**BREAKFAST KITCHEN** 11' 7" x 16' 6" (3.53m x 5.03m)

Fully equipped modern fitted kitchen and granite worksurfaces.

**UTILITY ROOM** 8' 0" x 12' 4" (2.44m x 3.76m)

## GROUND FLOOR BATHROOM

**SITTING ROOM** 15' 1" x 12' 10" (4.59m x 3.91m)

**SNUG** 14' 4" x 12' 10" (4.37m x 3.91m)

Fireplace with Log Burner

## FIRST FLOOR

**LANDING** 20' 11" x 4' 0" (6.37m x 1.22m)

**BEDROOM 1** 14' 11" x 12' 8" (4.54m x 3.86m)

Dressing room with en-suite shower room

**BEDROOM 2** 12' 9" x 11' 10" (3.88m x 3.60m)

En-suite shower room

**BEDROOM 3** 11' 8" x 9' 9" (3.55m x 2.97m)

Dressing room

**BEDROOM 4** 16' 7" x 11' 2" (5.05m x 3.40m)

**BEDROOM 5 / STUDY** 7' 10" x 9' 8" (2.39m x 2.94m)

**INTEGRAL SINGLE GARAGE** 20' 2" x 11' 9" (6.14m x 3.58m)

Internal access from door off sitting room

**DETACHED DOUBLE GARAGE** 24' 0" x 24' 0" (7.31m x 7.31m)

Office over 13' 5" x 21' 0" (4.09m x 6.40m)

Attached Garden Store 18' 7" x 12' 3" (5.66m x 3.73m)

## OUTSIDE

Set in a large lawned garden with pergola, ponds and more! Adjacent to the property is a 25 acre block of agricultural land available for additional £180,000.

## SERVICES

Mains electricity. Oil fired central heating boiler. Thermal heating store which is inputted via solar, boiler and electric via a heat exchanger.

## VIEWING

Viewing is strictly by appointment through Chrystals. Please inform us if you are unable to keep appointments.

## POSSESSION

Vacant 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. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals







Title No.: 31-00271 Edition No.: 5

Parish: German

Address: Parcel of land Ballahimmin German

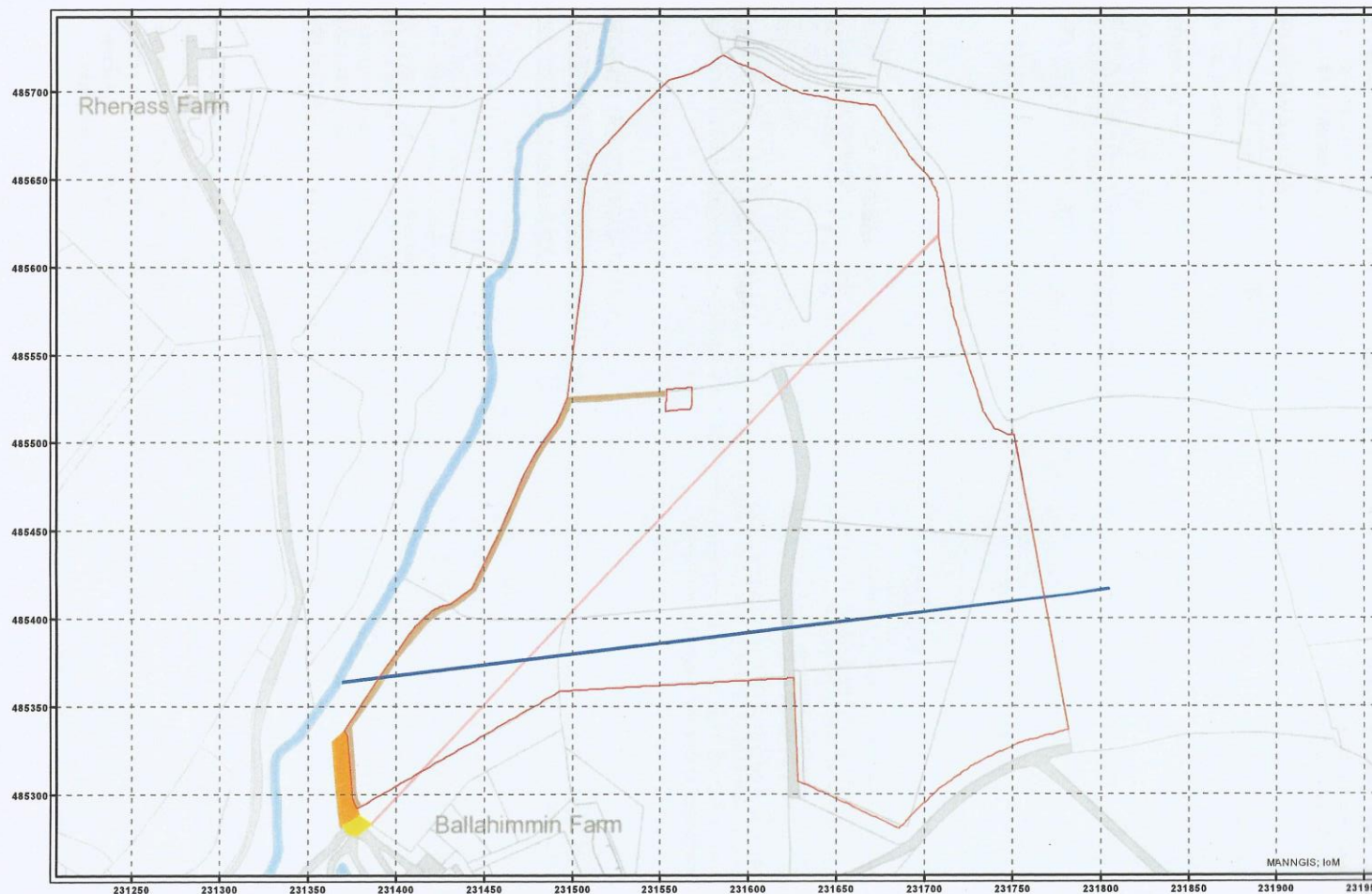
# ISLE OF MAN LAND REGISTRY

## FILED PLAN

Tenure: Freehold

Plot Scale: 1:2175

Survey Scale: 1:2500



General Boundaries:  
The description of any land in the title register shall not be conclusive as to the boundaries or extent of the land except as provided for in section 59 of the Land Registration Act 1982. Except where noted otherwise on the title register the exact line of the boundaries is undetermined

0 Supplementary Plans exist for this Title

Registered on:  
3 June 2020

Signature(s):

Witness(es)

Date:

Box 1

Signature(s):

Witness(es)

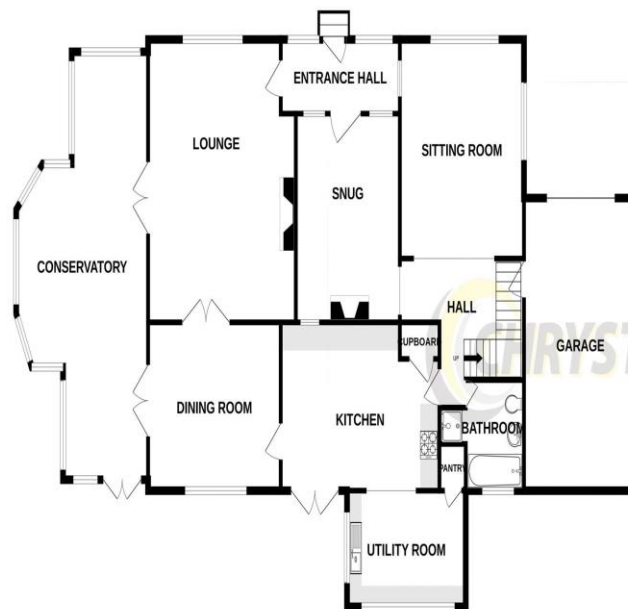
Date:

Box 2

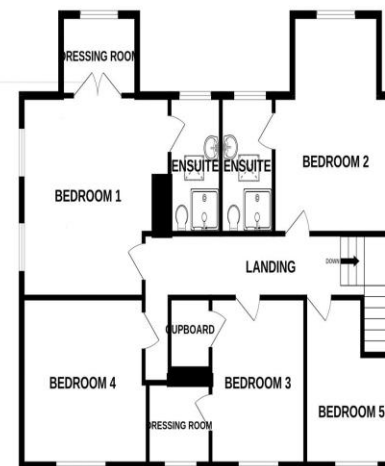
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GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Since 1854



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