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Ardonan, Ardonan Lane, Regaby, Ramsey, IM7 3HN
Asking Price £795,000

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A real hidden gem with bags of potential set in a private rural location yet only 5 minutes from Andreas Village and 5 minutes to Ramsey. Ardonan Farm comprises a handsome traditional farmhouse with outbuildings, set in around 15 acres of mature rural grounds with native planting in abundance. Offering huge potential for renovation or complete re-development in one of the most picturesque and peaceful locations on the Island. The existing structures offer a charming layout full of character and traditional features, ready to be restored to its former glory or completely reimagined to suit modern living. The surrounding land, made up of rolling pasture and natural hedgerow boundaries, offers great potential for a range of lifestyle uses. Benefitting from easy access to local amenities and just a short drive to nearby villages and transport links, this location offers the best of both worlds: rural charm with convenient accessibility. A personal inspection is recommended to appreciate the privacy, tranquillity and potential.



LOCATION

Ardonan Farm is situated on the Island's sunny northern plain, just 5 minutes' drive from Ramsey, the Island's second largest town and 35 minutes from Douglas. Directions: From Ramsey, head north on the A9 Andreas Road, past Vondy's Garage on the left-hand Side. Take the first left turning onto Regaby West Road and the entrance to Ardonan Farm is the first left turning. Clearly identified by our "for sale" board.

DESCRIPTION

Currently Ardonan Farm comprises approx. 15 acres of undulating pastureland to the south east of Ardonan Lane and incorporating sections of woodland and wetland habitats. On site is a traditional two storey farmhouse and outbuildings, centrally located within the estate and sitting within an acre of its own grounds ensuring total privacy.

PLANNING PERMISSION

Planning consent was previously held for a replacement dwelling under PA 19/00875/B. The permission allowed for the creation of a new 5 bedroom (all ensuite) house of contemporary design in the adjacent field to the existing curtilage and which provides for maximum use of sustainable and eco building practices, as well as making the most of the farm's expansive countryside views.

SERVICES

Mains water, electricity and Telecom. Private drainage.

POSSESSION

Vacant possession on completion of purchase. 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 or the vendors or lessors.

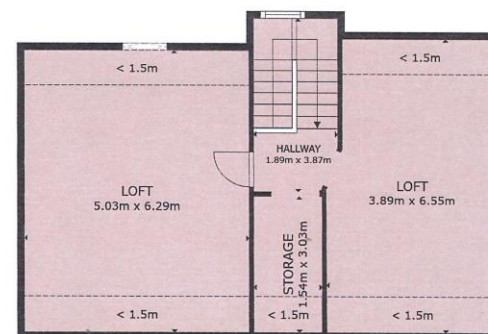
VIEWING

Strictly by appointment through the Agents, Chrystals. Please let us know if you are unable to keep your appointment.

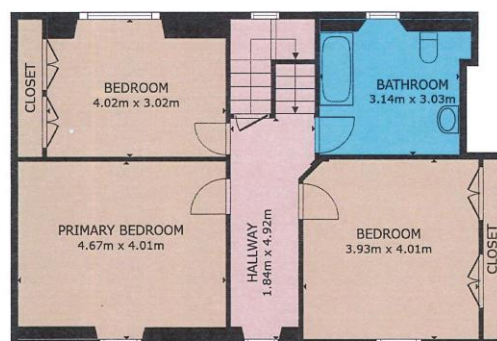




FLOOR 1



FLOOR 3



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 83.3 m² FLOOR 2 74.6 m² FLOOR 3 53.8 m²
 EXCLUDED AREAS : REDUCED HEADROOM 15.2 m²
 TOTAL : 211.7 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Since 1854



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