



Regaby Mooar Farm Barn Regaby west, Andreas, Isle of Man, IM7 3HL
Asking Price £895,000



- Substantial 7,000 sq.ft. barn with approved planning (24/00604/B) for conversion
- Garaging and extensive parking, all set within a 13-acre private estate
- Water, electricity, and fibre available in the immediate vicinity.
- Plans for an impressive 5,000 sq.ft. contemporary residence
- Combination of mature gardens, woodland and arable land
- Five en-suite bedrooms and five reception areas with open-plan living
- Peaceful rural location close to Andreas village and Ramsey amenities

Nestled in the heart of the northern countryside, Regaby Mooar presents a remarkable opportunity to create an architecturally striking contemporary home within a stunning rural setting. Set in approximately 13 acres of mature gardens, woodland and arable land, the property enjoys complete privacy, sweeping views, and a timeless sense of tranquility.

The existing 7,000 sq.ft. agricultural barn benefits from approved planning permission (Ref: 24/00604/B) for conversion into a breathtaking 5,000 sq.ft. residence that fuses modern design with the charm of its agricultural heritage. The approved scheme provides for five generous bedroom suites, each with its own en-suite bathroom, alongside five spacious reception areas, designed around a dramatic open-plan layout. Expansive glazing, vaulted ceilings and flowing internal spaces create a home filled with natural light and designed for contemporary living and entertaining.

Externally, the vision extends to landscaped gardens, garaging and ample parking, framed by mature trees and hedgerows that wrap the property in seclusion. The grounds open onto gently undulating pasture and woodland—ideal for equestrian use, smallholding potential, or simply the enjoyment of space and nature.

Water, electricity, and fibre available in the immediate vicinity.

Located just a short distance from Andreas village and the amenities of Ramsey, Regaby Mooar offers the perfect blend of rural peace and modern accessibility. This rare project allows the incoming owner to realise an exceptional countryside home, with all the hard work of planning and design already complete.

An outstanding opportunity to build something truly special—a modern country residence set within 12 acres of mature Manx landscape.



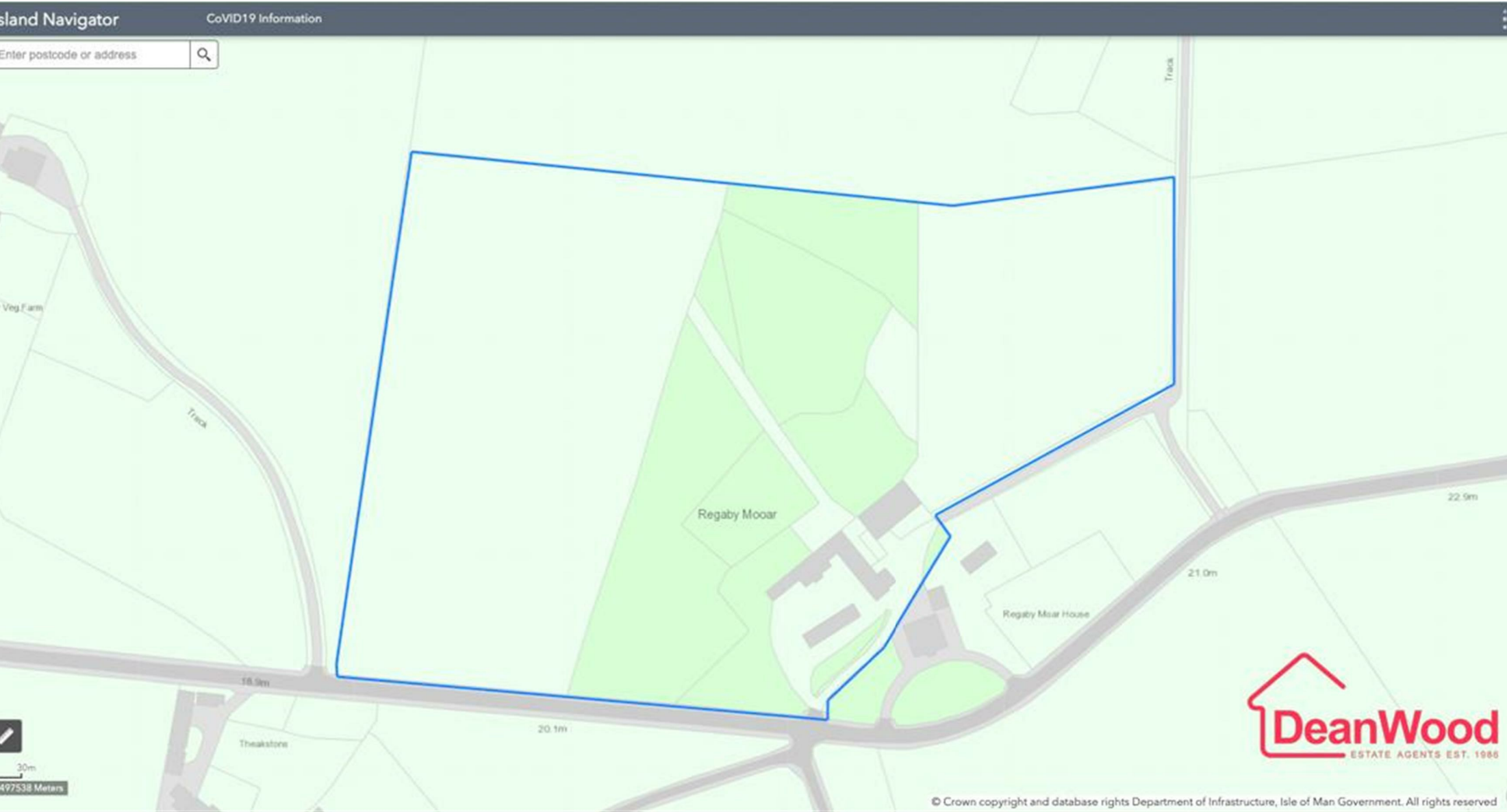


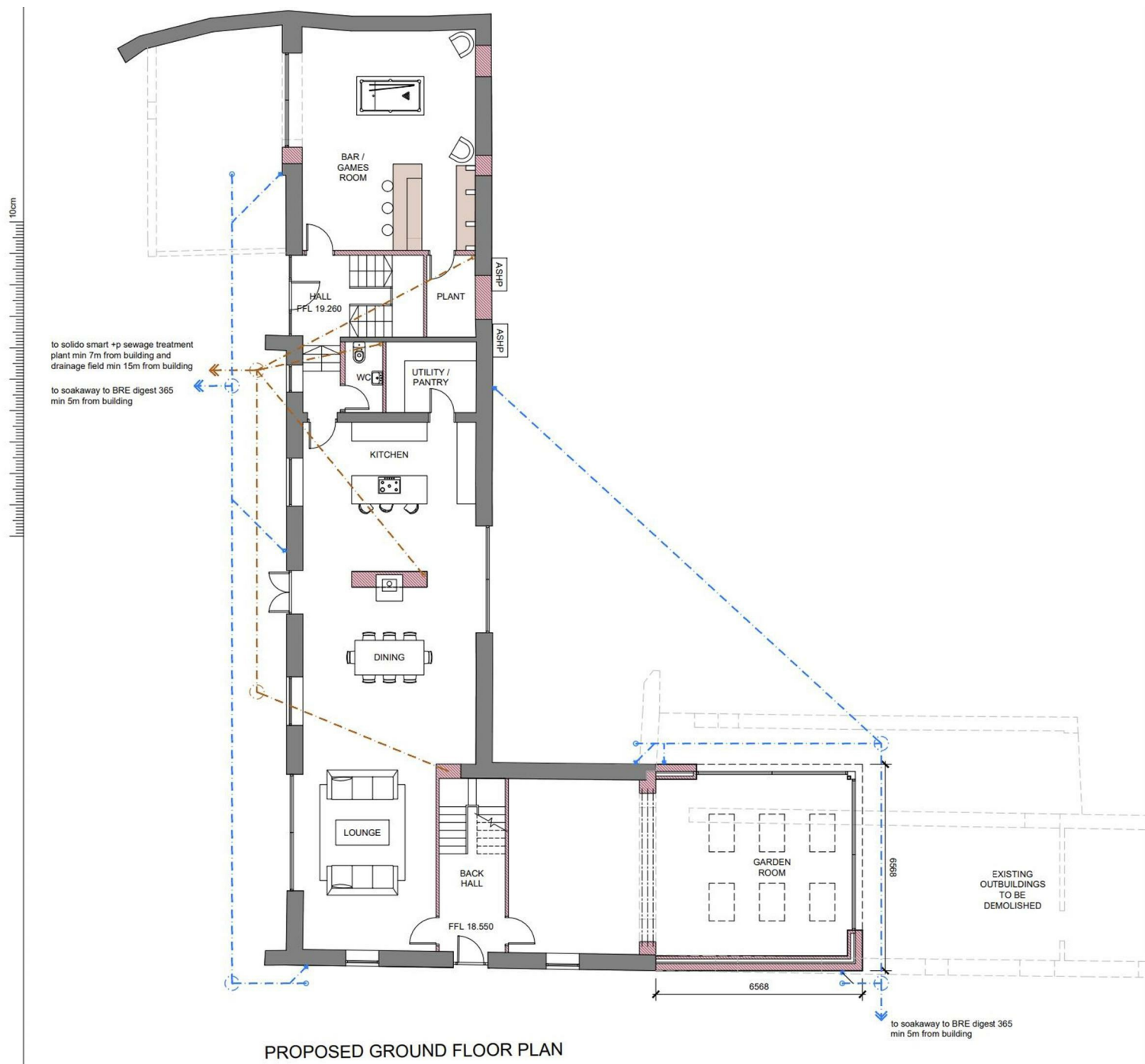


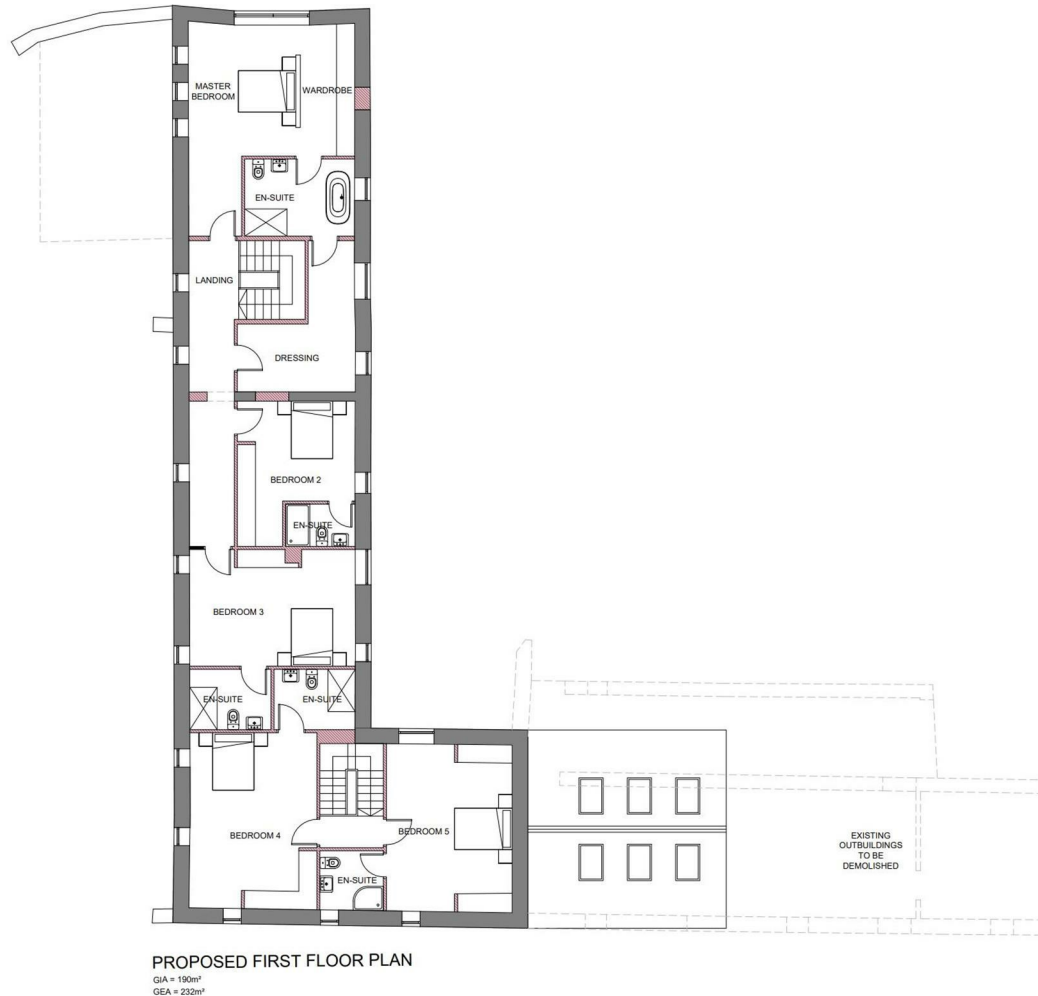




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