



YN RHEASH

CORLEA ROAD, MALEW



Y N R H E A S H

- Exquisite detached country house set within approximately 7 acres in a fabulous rural location
- Only steps away from Cringle Plantation and Reservoir
- Substantially extended, superb craftsmanship throughout
- 5/6 Reception Rooms, lavishly appointed Kitchen
- 4/5 Bedrooms, 2 En Suite and Family Bathroom
- 1 Bed Guest Apartment, multiple Garaging
- Formal lawned gardens and Hot Tub
- Stunning panoramic views across the southern coastline
- Detailed planning approval for 2 storey extension to the detached Annex to create additional garage space and self contained 2 bedroom apartment







Separate detached Annex with adjoining garage block. The accommodation comprises; Darren O'Rourke crafted Kitchen and Bedroom and Lounge on the first floor.

Externally, approximately 7 acres of which three-quarters of an acre are laid out as formal gardens with sweeping lawns, flower and shrub borders. Extensive terracing and decked area with hot tub.



















Directions

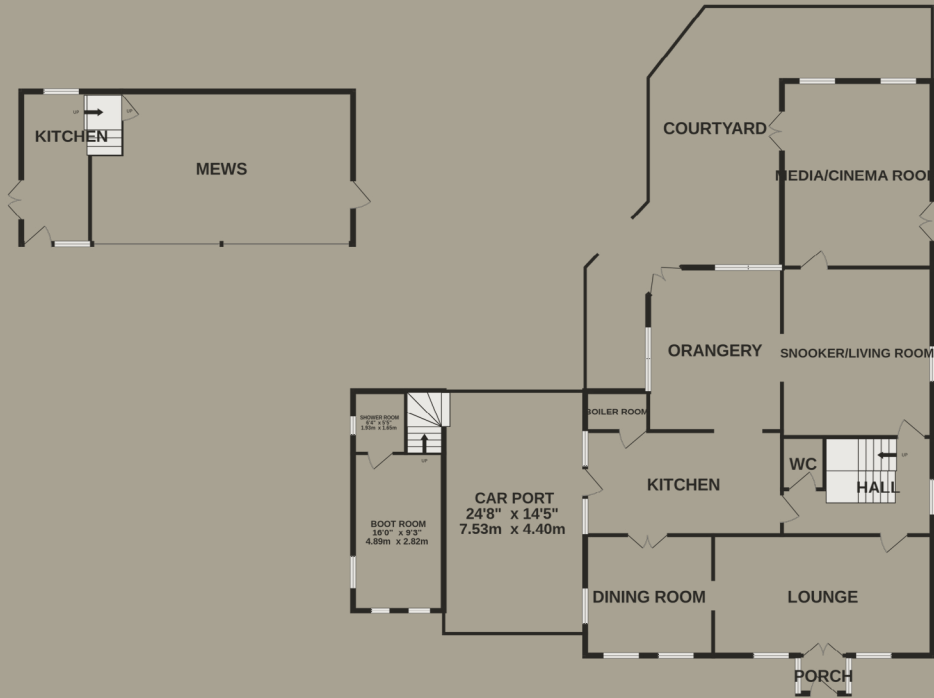
Travel up the Ballamodha Straight passing the entrance to Silverdale on the right, continue for a couple of miles to Solomans Corner turning left at the Ronague B39 sign along the Corlea Road. Pass Croit Vane on the right, The Old Moaney on the left, pass the turn off to Grenaby Road and about half a mile later Yn Rheash will be found on the right hand side clearly named.



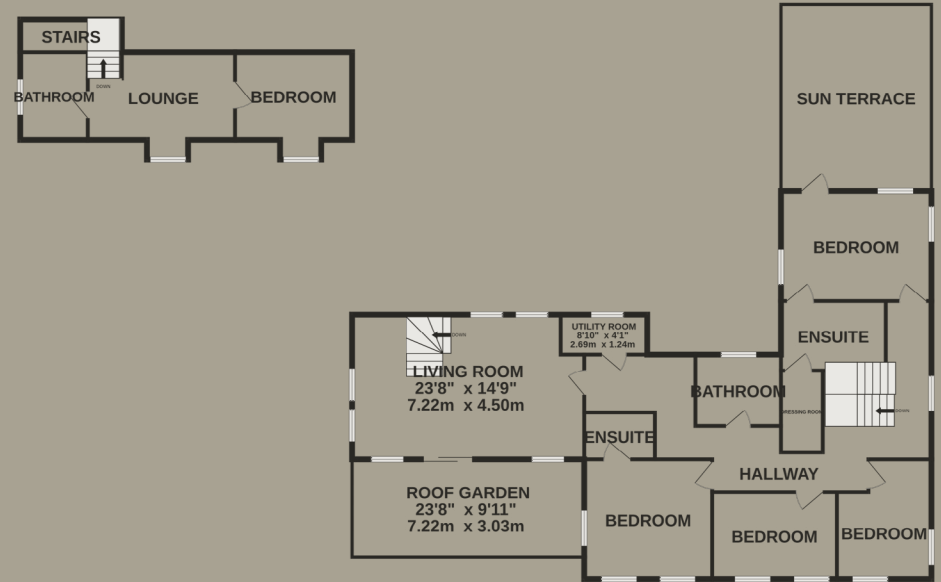




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024



Architectural drawings for the existing building, including elevations and floor plans. The drawings show the current structure and its layout.

South East Elevation Existing 1:100

North West Elevation Existing 1:100

North East Elevation Existing 1:100

South West Elevation Existing 1:100

Ground Floor Plan Existing 1:100

First Floor Plan Existing 1:100

Notes:

1. These drawings are a combination of architectural and structural drawings and should be read in conjunction with the structural drawings.
2. The drawings are to be used as a guide only and do not constitute a contract.
3. The drawings are to be used as a guide only and do not constitute a contract.
4. The drawings are to be used as a guide only and do not constitute a contract.

Architect: ARCHITECTURE IN MANN

Project: Yn Rheash

Client: Mr & Mrs Mackenzie

Date: 2022

Scale: 1:100

Author: [Name]

Checker: [Name]

Project Manager: [Name]

Site: [Address]

Project No: 22005

Drawing No: 01

Architectural drawings for the proposed building, including elevations and floor plans. The drawings show the new structure and its layout, including a proposed extension.

North East Elevation Proposed 1:100

South West Elevation Proposed 1:100

South East Elevation Proposed 1:100

North West Elevation Proposed 1:100

Ground Floor Plan Proposed 1:100

First Floor Plan Proposed 1:100

Notes:

Proposed Finish:
 Floor - natural stone to match existing
 Walls - rough cast render to match existing
 Windows/doors - white paint to match existing

Architect: ARCHITECTURE IN MANN

Project: Yn Rheash

Client: Mr & Mrs Mackenzie

Date: 2022

Scale: 1:100

Author: [Name]

Checker: [Name]

Project Manager: [Name]

Site: [Address]

Project No: 22005

Drawing No: 01

Site plan and location plan for Yn Rheash. The site plan shows the existing and proposed buildings, and the location plan shows the site's location relative to the surrounding area.

Site Plan Existing 1:500

Site Plan Proposed 1:500

Location Plan 1:1250

Notes:

THESE DRAWINGS ARE COPYRIGHT OF ARCHITECTURE IN MANN AND CANNOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

CONTRACTORS ARE TO CHECK ALL DIMENSIONS BEFORE SETTING OUT OR MANUFACTURE OF ANY FITTED ITEMS.

IT IS ESSENTIAL THAT ALL NEW WORKS TO BE SET OUT ON SITE AND ANY DISCREPANCIES TO BE NOTIFIED TO ARCHITECTURE IN MANN PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS.

DO NOT SCALE THESE DRAWINGS AND REPORT ANY DISCREPANCIES TO ARCHITECTURE IN MANN.

Revision History

Rev	Date	Comment

Architect: ARCHITECTURE IN MANN

Scale: Client

@A3 Mr & Mrs Mackenzie

Date Drawing Title

April 2022 Location and Site Plans

Status Project

Planning Yn Rheash, Corlea Road, Ronagan

Job No: 22005 **Drawing Number:** 01 **Revision:**

The Design Studio, 76 Summerhill Road, Onchan, IM3 1NH
 Tel: 626464 MOB: 470956 val@aim-iom.com



VIEWING
Viewing is strictly by appointment only through the Agent.

Tel: 01624 645 555

Email: hello@blackgracecowley.com