

Retail
Development
Industrial
Investment
Office



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FOR SALE

Idyllic Rural Home with 1.25 acres

Reservoir House, West Baldwin,
Isle of Man, IM4 5EU

Asking price: £500,000



- Stunning elevated rural position
- 1.25 acres of land
- Spacious four bedroom accommodation
- Extensive outbuildings
- Excellent renovation potential

Description

An exciting opportunity to acquire a former reservoir keeper's house occupying an elevated position in the picturesque West Baldwin countryside, enjoying superb views across its own grounds, the surrounding countryside and reservoir.

Arranged over two floors, the property offers spacious and versatile accommodation with excellent scope for modernisation and enhancement throughout. The ground floor features two reception rooms, a kitchen, utility room and dining room, while the first floor comprises four bedrooms, a bathroom, and a study/office.

Externally, the property benefits from a generous front garden and a smaller rear garden/yard, together with an

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extensive range of outbuildings. These include two garages and four additional outbuildings, one of which houses the oil tank.

A particularly attractive feature of the property is the inclusion of 1.25 acres of land, significantly enhancing its appeal and providing excellent opportunities for those seeking a rural lifestyle with space to enjoy. Responsibility for the fencing of the field, together with the ongoing repair and maintenance of all existing walls and fences, will rest with the purchaser.

The property is oil-fired centrally heated and is served by a shared septic tank, which is shared with the neighbouring property. The current annual charge for the septic tank is £150. Prospective purchasers should also note that the mains water supply runs through part of the front garden.

Occupying an elevated and peaceful position, the property enjoys an exceptional rural setting with panoramic views across the surrounding countryside and reservoir. Despite its tranquil location, it offers an excellent opportunity for those seeking a property with land, outbuildings and considerable scope for renovation and improvement.

Location

Travelling out of Douglas along the Peel Road, continue towards the Oak Tree Roundabout and take the right-hand turning onto Braddan Road. Continue past the school to the next roundabout and proceed straight ahead until reaching the Strang Roundabout. Take the second exit onto Mount Rule Road and continue before turning right onto West Baldwin Road. Follow West Baldwin Road for 1.5 miles, where the property will be clearly identified by our For Sale board on the left-hand side.

Services

Mains water, electricity, oil and drainage are connected.

Legal Fees

Each party to pay their own legal fees.

Viewing

Further details and viewing arrangements strictly by appointment through the Agents, Chrystals Estate Agents.





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