



# 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.





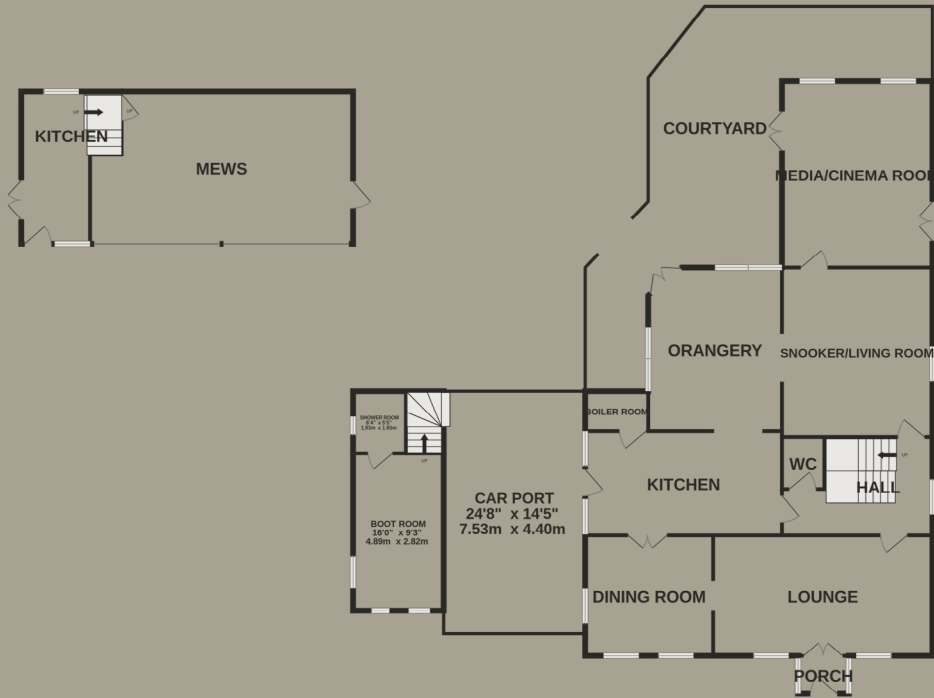




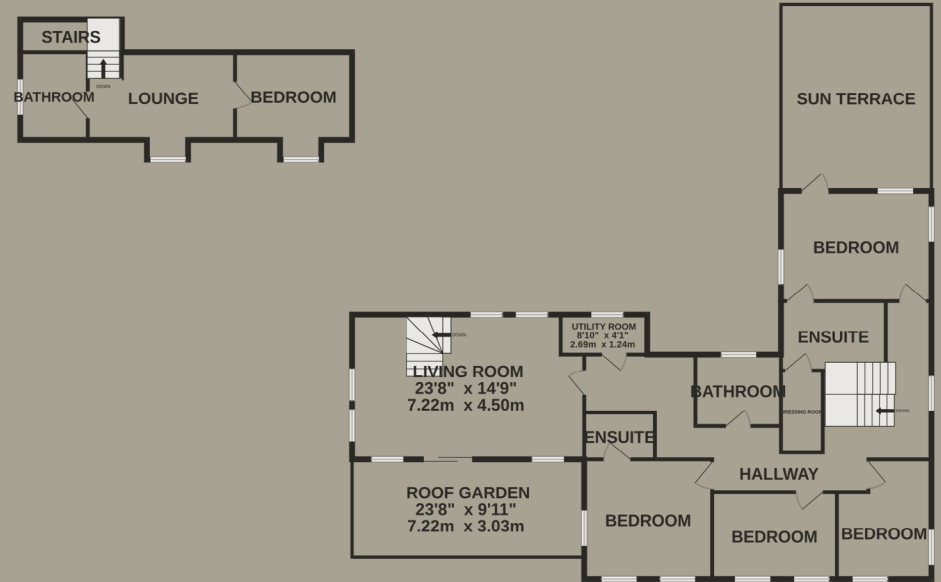




GROUND FLOOR



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:**  
 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
01	2022	Issue for Planning

Architectural drawings for the proposed building, including elevations and floor plans. The drawings show the new structure and its layout, with green highlights indicating proposed changes.

**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:**  
 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.

**Proposed Finishes:**  
 Floor - natural stone to match existing  
 Walls - rough cast render to match existing  
 Windows/doors - white PVC to match existing

**Revision History**

Rev	Date	Comment
01	2022	Issue for Planning

Site plan and location plan for Yn Rheash. The site plan shows the existing and proposed buildings within a red boundary. The location plan shows the site's position relative to surrounding roads and land parcels.

**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
01	2022	Issue for Planning

**archi tecture i n mann**

Scale: Client  
 @A3 Mr & Mrs Mackenzie  
 Date: Drawing Title  
 April 2022 Location and Site Plans  
 Status: Project  
 Planning Yn Reash, 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](mailto:hello@blackgracecowley.com)**