



ASKING PRICE

£750,000



## THE DETAILS



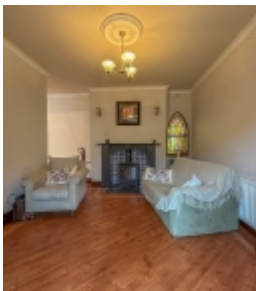
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Mullen Rhenass House

Rhenass Road, Kirk Michael

£750,000

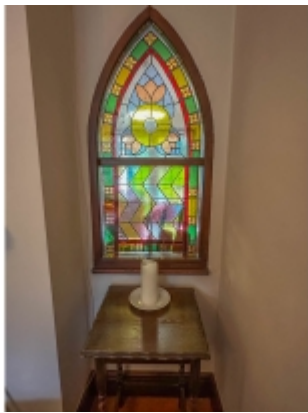
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a: 9 Atholl Place, PEEL, Isle of Man, IM5 1HE



# Mullen Rhenass House, Rhenass Road, Kirk Michael





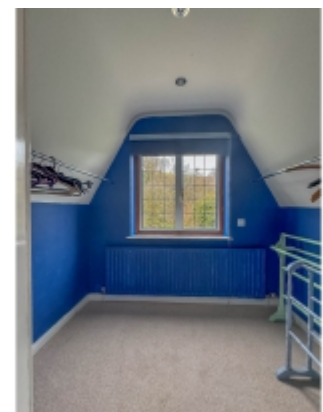
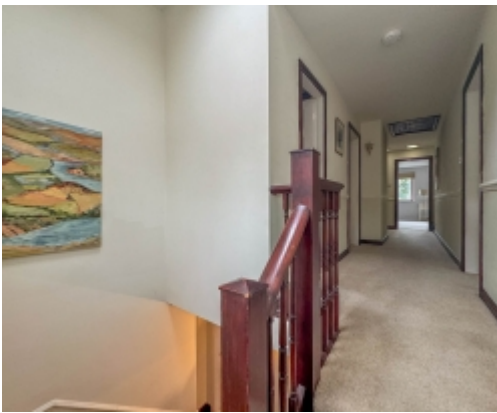




# Mullen Rhenass House, Rhenass Road, Kirk Michael













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# Mullen Rhenass House, Rhenass Road, Kirk Michael





## THE DESCRIPTION

- Substantial detached house situated in a rural position
- Occupying a Generous, Secluded plot
- Located only a short drive to Kirk Michael and Peel
- Commuting distance of Douglas, North and South of the island
- Porch, Reception Hall
- Breakfast Kitchen with Utility Area
- Lounge, Dining Room, Family Room and Conservatory
- 5 Bedrooms, 2 En-suites, 2 Dressing Rooms, Family Bathroom
- Triple Garage block with room above and additional side garage, Single Garage attached to the house
- Off road parking for multiple cars

## THE PROPERTY

Black Grace Cowley are pleased to offer Mullen Rhenass House to the market. A substantial detached house situated in a rural position on the outskirts of Kirk Michael. The property occupies a generous, secluded plot.

The property comprises of a porch with reception hall, lounge with a feature limestone fireplace, dining room, 29ft conservatory, breakfast kitchen fitted with high quality oak fronted units, polished granite work surfaces, integrated appliances, range cooker and utility area, family room with access to the integral garage and family bathroom with a fitted Villeroy and Boch white suite. The spacious ground floor with multiple reception rooms offers a growing family plenty of scope to refashion usage as needed. On the first floor are five bedrooms, 2 with en-suites and 2 with dressing rooms.

Mullen Rhenass House is approached via a private bridge with railings and double gates, leading to the extensive frontage of the property with parking for approximately six vehicles. There is a triple garage, with large room above that could be used as a hobby room, home office, gym, playroom or, subject to planning, additional living accommodation. As part of the garage block and accessed down some steps from the parking area is a side garage ideal for garden equipment, children's bikes and play equipment.

The house is set in a mature garden with shrubs, trees, ornamental lily pond, chicken coop and run, vegetable garden, greenhouse, timber decked sitting area for BBQ's and Al Fresco entertaining. The property is secluded but with an active farm neighbour.





PROPERTY DETAILS FOR

## Mullen Rhenass House, Rhenass Road, Kirk Michael

The property is double glazed, has oil fired central heating with an energy efficient condenser boiler, a Megaflow hot water system that is supplemented with solar panels with bespoke control system. The domestic water is provided by a natural well incorporating a full filter system with high-spec UV. The property has private drainage and mains electricity is connected.

Adjacent to the property is a 25acre block of agricultural land, please see attached plan. Which is available to purchase for an additional £160,000.

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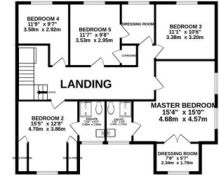
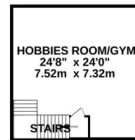
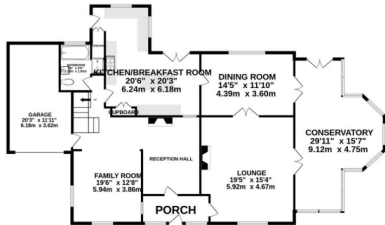
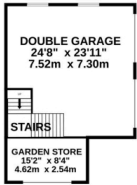
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## FLOORPLAN

GROUND FLOOR  
2698 sq.ft. (250.7 sq.m.) approx.

1ST FLOOR  
1665 sq.ft. (154.7 sq.m.) approx.

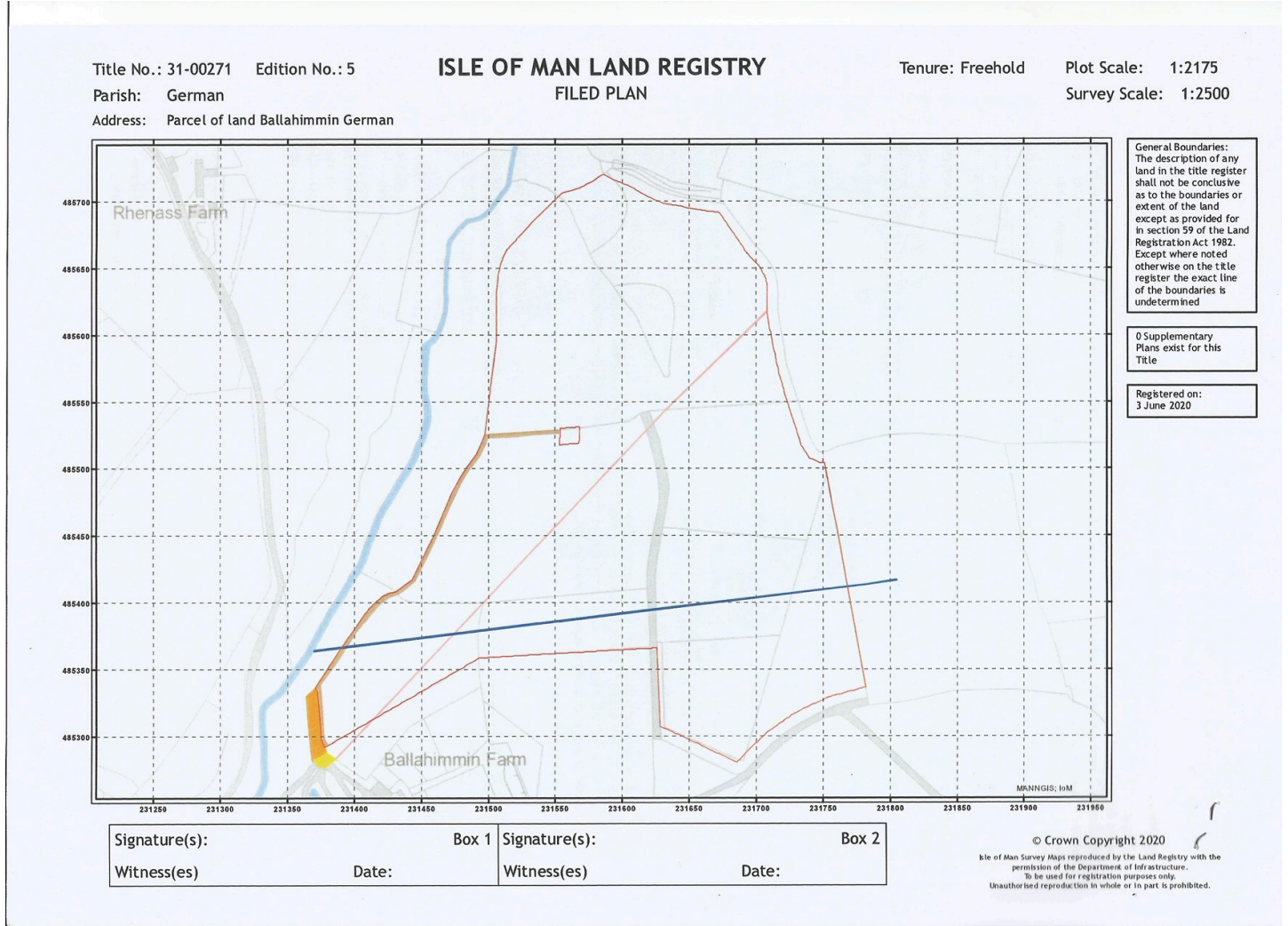


TOTAL FLOOR AREA: 4363 sq.ft. (405.3 sq.m.) approx.

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.  
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**FLOORPLAN**







PROPERTY DETAILS FOR

# Mullen Rhenass House, Rhenass Road, Kirk Michael

## Disclaimer

These particulars are for information purposes only and do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact.

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