



CLOSE CLARKE, RHENDHOO ROAD, JURBY, ISLE
OF MAN, IM7 3HB
GUIDE PRICE £499,950





SUMMARY

A rare opportunity to acquire an extended Manx stone cottage with 5 stables and tack room, large paddock over 3 acres in size, former ménage and schooling area.

Ideal for either a family with horses, or ripe for a developer to create a stunning country property, subject to the relevant planning permission.

Situated between St Judes and Sandygate, the property is located a short drive from Ramsey.

The accommodation includes two Double Bedrooms, Living Room, Kitchen, Dining Room (possible third Bedroom) and Family Bathroom.

Outside, the generous plot includes a large garden with mature shrubs, parking for 4 to 5 cars, stable block and approximately 4.3 acres of even land.

DIRECTIONS

Travelling North out of Ramsey, turn left onto Jurby Road, and follow for several miles past the St Judes crossroads. Rhendhoo Road can be found shortly afterwards (and before reaching Sandygate) by



taking a right turn signposted for Andreas. Close Clarke is the first property on the right hand side.

ACCOMMODATION

PORCH

4' 11" x 4' 4" (1.51m x 1.33m) Entrance porch with hardwood door, tiled flooring and ample space for coats and boots.

HALLWAY

Main hallway providing access to each room in the property.

LIVING ROOM

13' 6" x 13' 1" (4.14m x 4.01m) Generous dual aspect room with modern hardwood double glazing, LPG Gas fire and attractive Manx stone fire place.

DINING ROOM

10' 8" x 10' 1" (3.27m x 3.09m) Flexible space that is currently used as a dining room, but could also become a third double bedroom if required.

The room benefits from feature inset shelving and hardwood double glazed window provides aspect to the front of the property.

KITCHEN

18' 9" x 8' 1" (5.72m x 2.48m) Accessed through the rear/side entrance to the property, the kitchen is a functional space and currently used as a breakfast kitchen.

The kitchen comprises a range of traditional pine wall and base units with white laminate work surface and matching pine trim and white splash back tiles with an attractive slate effect vinyl floor covering.

The kitchen is plumbed for a washing machine and space for a dishwasher. It includes an LPG Gas hob and raised double oven. Integrated fridge freezer and sink with mixer tap and drainer.

BEDROOM

14' 0" x 8' 11" (4.28m x 2.74m) A triple uPVC double glazed window provides pleasant aspect for this quiet and peaceful master bedroom.





BEDROOM

14' 7" x 8' 2" (4.45m x 2.50m) A further double bedroom attractively decorated including a large uPVC double glazed window with pleasant views over the grounds of the property.

BATHROOM

8' 10" x 6' 6" (2.71m x 1.99m) The family bathroom comprises a white three piece white including pedestal base and sink, WC and bath with shower over.

Part tiled walls with attractive border tiles and terracotta tile flooring. uPVC double glazed window with privacy glass.

Wall mounted towel radiator.

OUTSIDE

The property is situated on a large plot with a delightful sunny and sheltered garden including mature shrubs and plants.

Large storage shed. Agricultural style fencing helps to partition the property from the parking area, stables and land.

Gravel area provides parking for approximately 4-5 cars. Private drainage is served by a septic tank.

STABLE BLOCK

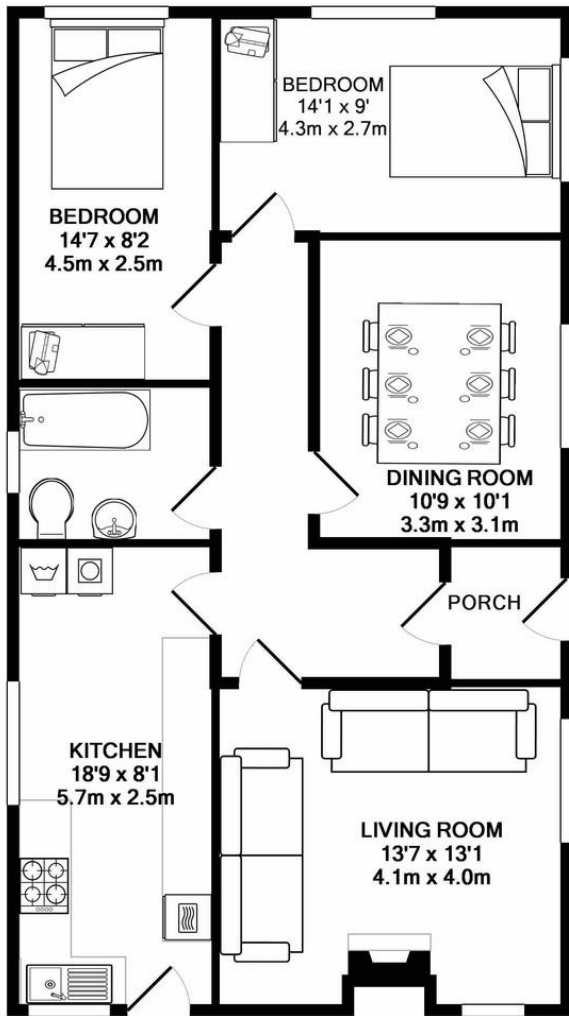
57' 4" x 22' 11" (17.50m x 7.00m) L shaped stable block includes two open store rooms/stables, a separate tack room and three further stables.

LAND

From the stables, a grass pathway leads to a former ménage and schooling area, a conservation area, polytunnel and onwards to a large paddock measuring over 3 acres.







TOTAL APPROX. FLOOR AREA 783 SQ.FT. (72.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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