



Regaby Moor Farm Barn Regaby West Road, Regaby west, Andreas, Isle of Man, IM7 3HL

Asking Price £799,950



Regaby Mooar Farm Barn Regaby West Road, Regaby west, Andreas, Isle of Man, IM7 3HL

- **Substantial 7,000 sq.ft. barn with approved planning (24/00604/B) for conversion**
- **Garaging and extensive parking, all set within a 13-acre private estate**
- **Water, electricity, and fibre available in the immediate vicinity.**
- **Plans for an impressive 5,000 sq.ft. contemporary residence**
- **Combination of mature gardens, woodland and arable land**
- **Five en-suite bedrooms and five reception areas with open-plan living**
- **Peaceful rural location close to Andreas village and Ramsey amenities**

Nestled in the heart of the northern countryside, Regaby Mooar presents a remarkable opportunity to create an architecturally striking contemporary home within a stunning rural setting. Set in approximately 13 acres of mature gardens, woodland and arable land, the property enjoys complete privacy, sweeping views, and a timeless sense of tranquility.

The existing 7,000 sq.ft. agricultural barn benefits from approved planning permission (Ref: 24/00604/B) for conversion into a breathtaking 5,000 sq.ft. residence that fuses modern design with the charm of its agricultural heritage. The approved scheme provides for five generous bedroom suites, each with its own en-suite bathroom, alongside five spacious reception areas, designed around a dramatic open-plan layout. Expansive glazing, vaulted ceilings and flowing internal spaces create a home filled with natural light and designed for contemporary living and entertaining.

Externally, the vision extends to landscaped gardens, garaging and ample parking, framed by mature trees and hedgerows that wrap the property in seclusion. The grounds open onto gently undulating pasture and woodland—ideal for equestrian use, smallholding potential, or simply the enjoyment of space and nature.

Water, electricity, and fibre available in the immediate vicinity.

Located just a short distance from Andreas village and the amenities of Ramsey, Regaby Mooar offers the perfect blend of rural peace and modern accessibility. This rare project allows the incoming owner to realise an exceptional countryside home, with all the hard work of planning and design already complete.

An outstanding opportunity to build something truly special—a modern country residence set within 12 acres of mature Manx landscape.



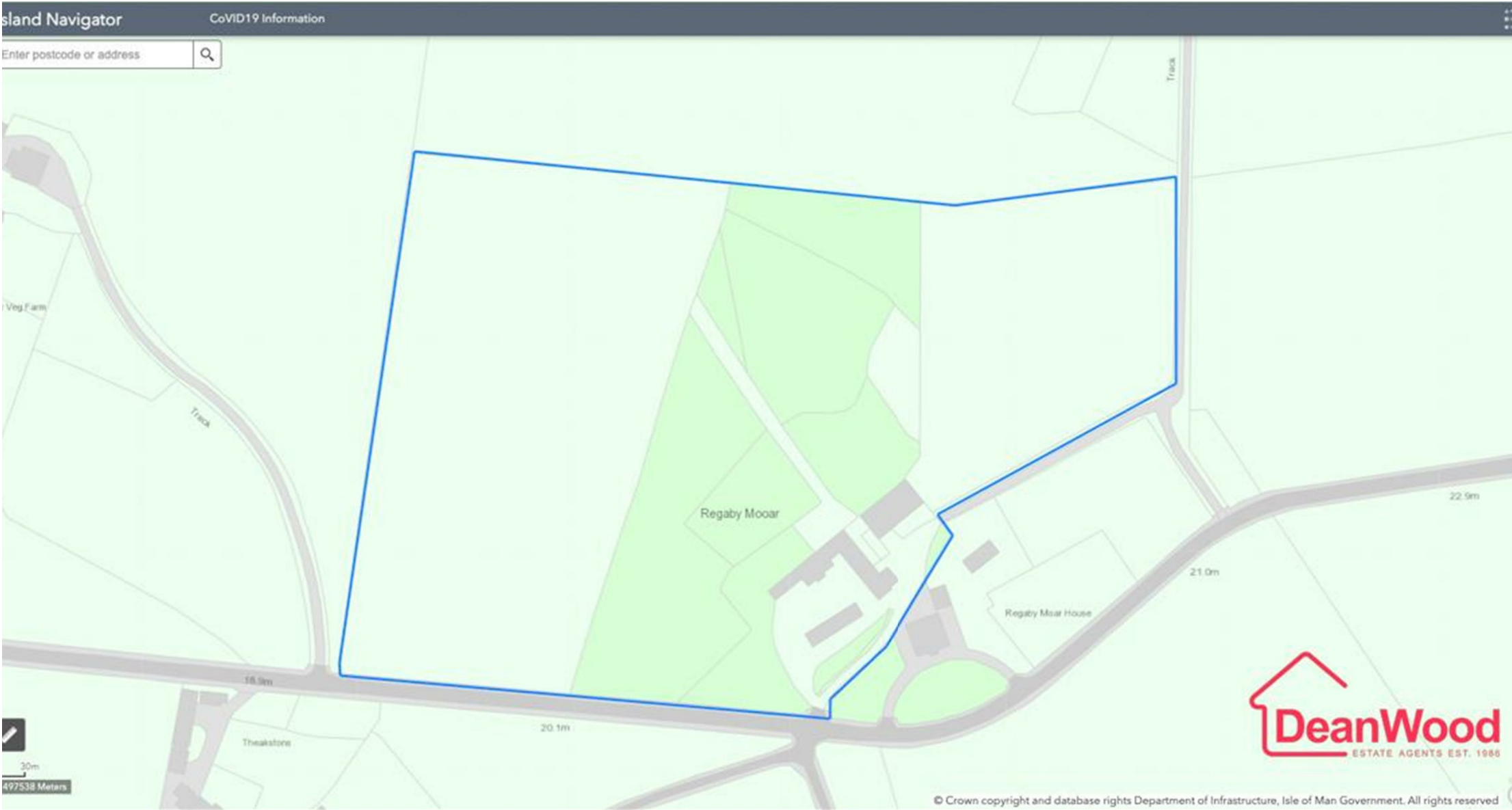


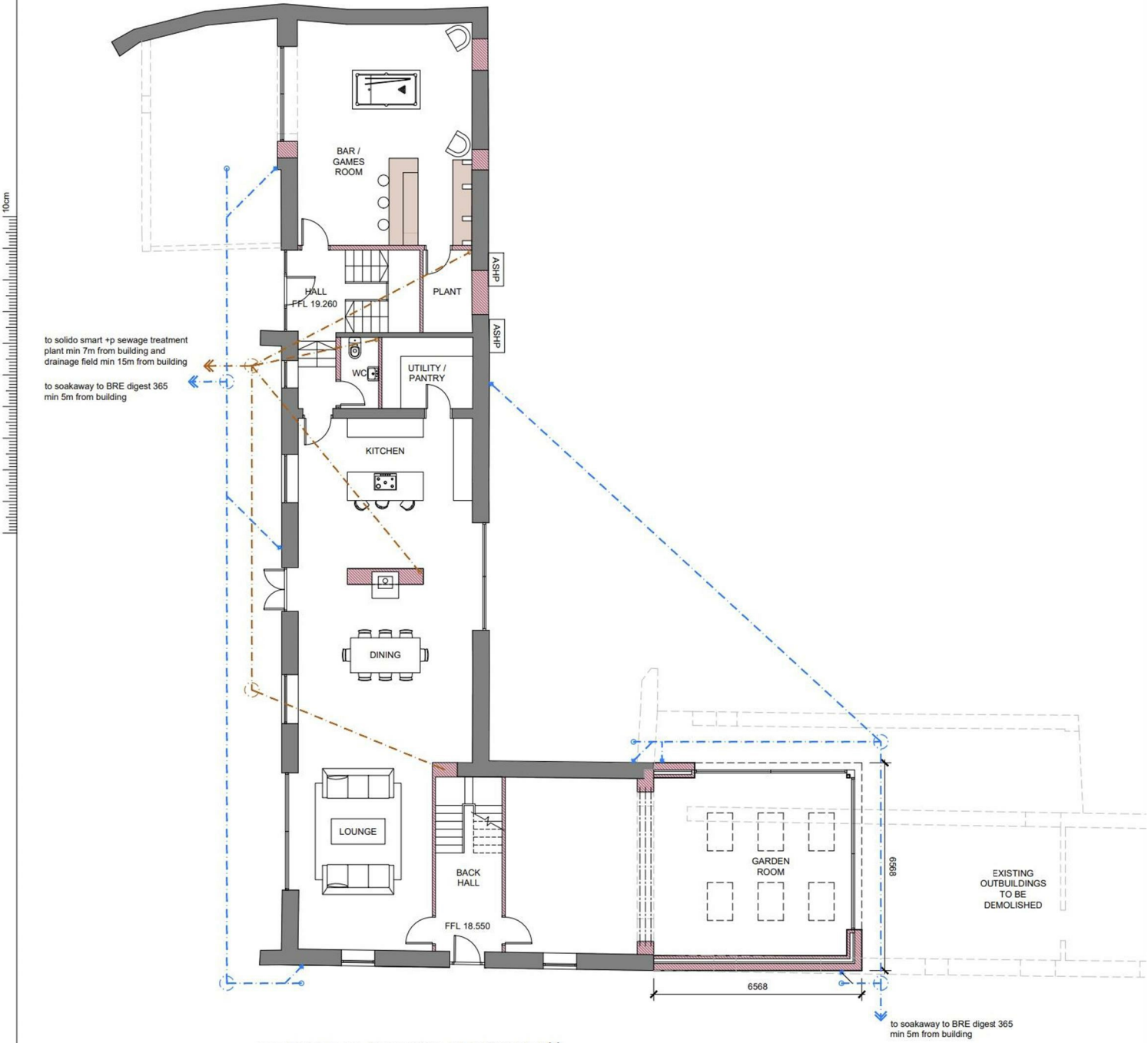






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PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

GIA = 190m²
GEA = 232m²



DOUGLAS

37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF

T 01624 620606
F 01624 677363
E info@deanwood.co.im

CASTLETOWN

COMPTON HOUSE
9 CASTLE STREET CASTLETOWN
ISLE OF MAN IM9 1LF

T 01624 825995
F 01624 825996
E castletown@deanwood.co.im

RAMSEY

LEZAYRE HOUSE
87 PARLIAMENT STREET
RAMSEY ISLE OF MAN IM8 1AQ

T 01624 816111
F 01624 816588
E ramsey@deanwood.co.im

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