



Apt 1, Mount Rule House Braddan, Douglas, IM4 4HP

Asking Price £490,000



- Apartment 2 at Mount Rule Mansion House is a truly unique residence, offering exceptional space and privacy within an historic and highly regarded development. The original manor house was converted into apartments in 1973, and this particular apartment s
- Unique within the development as the only apartment to benefit from extensive private gardens exceeding half an acre and an integrated tandem garage
- High ceilings throughout the apartment enhance the sense of space and light, creating a refined and comfortable living environment
- Generous kitchen with pantry, providing access to a large utility room and the integral double garage, ideal for practical day to day living
- Grand entrance hallway leading to spacious formal dining area and an impressive living room featuring an elegant Adams fireplace and access to a sun room
- Two well proportioned bedrooms, both with fitted wardrobes and en suite bathrooms, complemented by a third bathroom for added convenience



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Apartment 2 at Mount Rule Mansion House is a truly unique residence, offering exceptional space and privacy within an historic and highly regarded development. The original manor house was converted into apartments in 1973, and this particular apartment stands apart as the only one within the development to benefit from its own extensive private gardens and an integrated tandem garage. The accommodation extends to over 3500 sq ft, providing a sense of scale and grandeur rarely found in apartment living.

The living accommodation is impressively proportioned throughout, with high ceilings enhancing the feeling of light and space. A grand entrance hallway sets the tone on arrival and leads through to the formal dining area and the feature living room, which is centred around an elegant Adams fireplace. From here, there is access to a delightful sun room and a rear porch, offering peaceful views over the gardens and creating a seamless connection between the interior and the outdoor space. The kitchen is of excellent size and includes a pantry, with further access to a large utility room and the integral double garage, adding to the practicality of the layout.

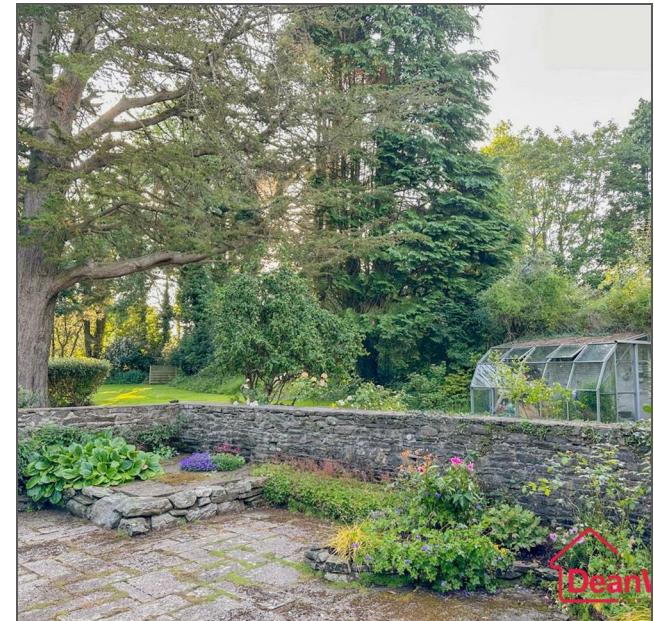
There are two generous bedrooms, both benefiting from fitted wardrobes and their own en suite bathrooms, providing comfort, privacy and flexibility for owners and guests alike. In addition, the apartment offers a third bathroom, enhancing convenience for everyday living and entertaining.

Externally, the private gardens are a rare and outstanding feature for an apartment, extending to over half an acre. Beautifully maintained, the grounds include expansive lawned areas, a terrace ideal for outdoor seating, colourful flower beds, and an abundance of mature trees and shrubs. The garden offers a truly tranquil setting and represents an exceptional opportunity to enjoy substantial private outdoor space within an exclusive mansion house development.





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