



Apartment 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
- High ceilings throughout the apartment enhance the sense of space and light, creating a refined and comfortable living environment
- Unique within the development as the only apartment to benefit from extensive private gardens exceeding half an acre and an integrated tandem garage
- 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



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.



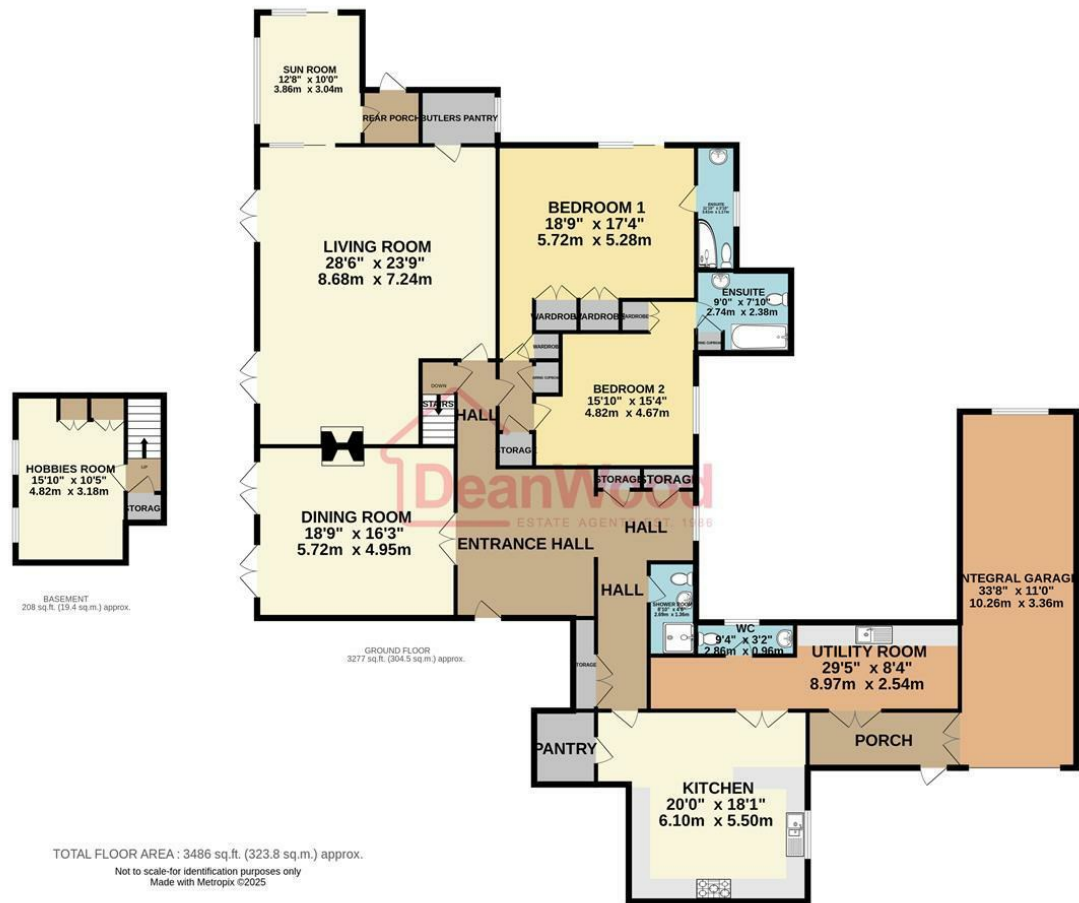












DOUGLAS
37 VICTORIA STREET
DOUGLAS
ISLE OF MAN IM1 2LF
T 01624 620606
F 01624 677363
E info@deanwood.co.im

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

These particulars are for information purposes only. They do not constitute or form any contract nor should any statement contained herein be relied upon as a representation of fact. Neither the vendor nor DeanWood Agencies Limited ('the firm'), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

FOR MORE PROPERTIES VISIT OUR WEBSITE @ **deanwood.im**