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ESTATE AGENTS EST. 1986

2/3 Rushen Abbey Mill Mill Road, Ballasalla, Isle Of Man, IM9 2EG

Asking Price £695,000

- Unique and substantial former mill, refurbished to a high standard
- 2 double garages, single garage and additional car port
- Impressive open-plan living space with exposed beams and garden views
- 2024 3 new bathrooms, radiators, carpets, upgraded kitchen & redecorated
- Generous plot with mature gardens and riverside setting
- Further land available by separate negotiations

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2/3 Rushen Abbey Mill is a unique and substantial family home forming part of a sympathetically refurbished former mill, completed in 2010 by Kinrade Construction. The comprehensive programme of works included full re-wiring, new roofs, windows, kitchens and bathrooms, resulting in the creation of three individual properties, of which this is the largest. The accommodation spans three floors and offers an exceptional degree of flexibility, making it ideally suited to families or multi-generational living.

One of the standout features of the property is the generous plot. To the rear are beautifully maintained, mature gardens providing a peaceful and private setting, complemented by a lawned area ideal for outdoor enjoyment. The property further benefits from excellent parking and storage, including two double garages, an additional single garage and a car port – a rare luxury in such a central village location.

Situated in the heart of Ballasalla, Abbey Mill enjoys immediate access to local amenities, schools and transport links, as well as picturesque riverside walks quite literally on the doorstep. The setting offers charming riverside views and a tranquil atmosphere, while remaining conveniently placed for everyday living.

Internally, the property is entered via an entrance vestibule which opens into an impressive open-plan living space to the rear. This superb room incorporates a living area, dining space and sun lounge, all enjoying views over the rear garden. Flooded with natural light, the room is enhanced by exposed beams which add warmth and character. There is a well-proportioned breakfast kitchen fitted with a full range of appliances, with a separate dining room located just off.

The lower ground floor provides a utility room featuring the original mill wheel, two bedrooms and a Jack and Jill bathroom. On the first floor are three further double bedrooms, served by three bathrooms, completing this highly adaptable and characterful home.

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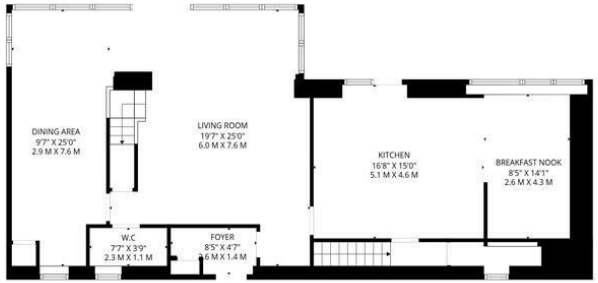
3RD FLOOR



2ND FLOOR

1ST FLOOR

TOTAL: 2815 sq. ft, 262 m2
1st floor: 723 sq. ft, 67 m2, 2nd floor: 1182 sq. ft, 110 m2, 3rd floor: 910 sq. ft, 85 m2
EXCLUDED AREAS: STORAGE: 318 sq. ft, 30 m2, UNDEFINED: 10 sq. ft, 0 m2, OPEN TO BELOW: 22 sq. ft, 2 m2,
WALLS: 456 sq. ft, 42 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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