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Brack A Broom Farm, Brack A Broom Lane, Poortown, Peel,
IM5 2AP with approx 75 acres
Asking Price £950,000

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A three bedroom farmhouse which has recently undergone an extensive refurbishment together with a good range of farm buildings and approximately 75 acres of agricultural land. Situated in the desirable and picturesque area of Brack A Broom, a few minutes from Peel and Tynwald Mills, St Johns. Access from either Poortown Road or Brack A Broom Lane.



DIRECTIONS

From Douglas travel West on the A1 to St Johns and turn right at the traffic lights onto the A3. A short distance on the left turn onto the A20 Poortown Road and continue for approx. 1.5 miles. The Brack A Broom Lane can be found on the left hand side and the property is the first on the left, located down an entrance drive. This property also has a separate access of the Poortown Road. Both entrances can be identified by our For Sale Boards.



ENTRANCE

LOUNGE

16' 1" x 13' 9" (4.89m x 4.18m)

A nice size bright and Airy room with feature fireplace. Stairs leading to first floor.

RECEPTION ROOM

10' 4" x 13' 8" (3.14m x 4.16m)

Good sized room currently presented as a bedroom. Light and Airy.

KITCHEN/DINING ROOM

7' 10" x 22' 8" (2.38m x 6.9m)

Fitted with a good range of units. Door to outside.

SHOWER ROOM

7' 9" x 7' 8" (2.36m x 2.33m)

Shower cubicle. WC and wash hand basin. Towel rail.

BEDROOM 1

12' 2" x 13' 9" (3.72m x 4.19m)

Bright and airy double.

BEDROOM 2

7' 3" x 8' 4" (2.21m x 2.54m)

Bright and airy single.

BEDROOM 3

Bright and airy double.



SERVICES

Mains water and electricity. Gas central heating. Private drainage.

VIEWING

Viewing is strictly by appointment through CHRYSTALS. Please inform us if you are unable to keep appointments.



FARM BUILDINGS

Brack A Broom Farm has a good range of useful and well maintained livestock and general purpose buildings together with a traditional stone double storey barn which has recently been reroofed.

THE LAND

In total Brack A Broom Farm extends to approximately 75 acres, including approximately 73.27 acres of agricultural land.

FIELD SCHEDULE

	Field number	Acreage
1	312152	4.59
2	312150	5.35
3	316016	8.58
4	314516	6.89
5	314520	5.08
6	314567	6.43
7	314568	3.71
8	314569	6.26
9	314570	3.38
10	314571	5.69
11	314728	8.37
12	315108	2.53
13	314572	6.41
	Total	73.27



TENURE

Brack A Broom is offered for sale freehold.

POSSESSION

Vacant possession on completion of purchase. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn.



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Since 1854



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