







## SUMMARY

Close Moar Farm provides a rare opportunity to acquire a modernised Farmhouse, Holiday Cottages and outbuildings within 7.5 acres in an elevated semi-rural and private location providing panoramic countryside, valley and distant coastal views.

Whilst situated in the heart of the Islands countryside providing complete privacy, Close Moar Farm is a little over 2 miles from the centre of the popular village of Laxey, and a further 8 miles to Central Douglas, ensuring amenities are not far away.

Under the stewardship of the existing owners for 24 years, Close Moar Farm has been tastefully modernised and improved to exacting standards to create an impressive and flexible rural complex.

Currently operating a successful hospitality business, Close Moar Farm is run as a Bed & Breakfast, with further accommodation including two self contained holiday cottages, loft room and separate annexe that can accommodate up to 24 guests at any time and proven to provide significant levels of income.

Offered for sale to include a full diary of future bookings, Close Moar Farm may suit a family seeking a change of direction, or an experienced host looking for a turnkey hospitality operation.





Further buildings include double garaging with adjoining large workshop, further expansive steel framed workshop with mezzanine, all nestled within private river fronted land stretching to 7.5 acres.

## FARMHOUSE

Tastefully modernised farmhouse whilst maintaining a traditional feel throughout. At the core of the property is a stunning and expansive Family Kitchen that incorporates country style wall and base units with a luxurious granite work surface. Proven over the years to successfully cater for large numbers of guests, it is very well equipped and contains many features such as an island unit with electric hob, Rangemaster gas stove with electric oven, Miele oven stack inclusive of warming draw, integrated fridge, dishwasher and a Belfast sink. The Family Kitchen is sufficient in size to also house a large dining table as well as a casual seating area with large corner sofa.

There are three reception rooms on the ground floor of the farmhouse including a Lounge with multi fuel stove, Dining Room and a spacious Conservatory situated off the Kitchen. The Conservatory is fitted with a quality glazed roof in temperate glass for heat control and to help protect furnishings. A Porch with slate floor tiles, WC and well equipped Utility Room complete the ground floor accommodation.



The upper floor comprises four double Bedrooms, each with their own En Suite facilities. The Master Bedroom comprises a full size walk-in wardrobe with multiple custom built double wardrobes an impressive En Suite including oversized corner shower and idyllic roll top bath. Multiple built in cupboards provide generous levels of storage.











### VALLEY VIEWS COTTAGE

Perfectly positioned and designed to take advantage of the stunning views across Laxey valley to the coastline, Valley Views Cottage provides modern accommodation for four guests with a mezzanine level to create an open light and bright space.

The cottage has its own private front porch entrance two and two further rear access points. Full height open living space includes a large picture window with breakfast bar seating to obtain full benefit of the outlook. A well equipped modern Kitchen provides all of the appliances and facilities needed for holiday accommodation, with space for a seating area.

Ground floor double bedroom with double doors leading to outside space. Modern ground floor Bathroom. Stairs leading to the mezzanine level with further double bedroom.

### MOUNTAIN VIEWS COTTAGE

Designed to accommodate wheel chair access, Mountain Views Cottage is a purpose built modern construction holiday cottage over two floors that sleeps up to six guests.

The property is accessed by its own entry door, with a ramp facility. The ground floor comprises a well equipped and open plan Kitchen Diner with modern Kitchen units and contrast counter top. Appliances include oven with hob and fridge. The

adjoining Boiler Room houses communal washing and drying facilities as well as a dedicated freezer for each cottage. An opening leads to a separate Lounge. Double door provides access to external space and outside seating for Mountain Views.

The ground floor also includes a Bedroom with built-in storage and a well proportioned Wet Room designed to accommodate wheel chair access with an open shower, WC and wash basin.

A stair well leads to the upper floor that comprises an open plan second Bedroom able to accommodate four guests.

Mountain Views Cottage is currently let on an extended lease arrangement.

### THE LOFT

Positioned above the Double Garaging and accessed via external steps, the Loft provides an En Suite sleeping area that is able to comfortably house four guests.

The accommodation includes custom built wardrobes and skylights. A Shower room provides a wash basin, WC and shower.

### THE ANNEXE

Attached to the rear of the Farmhouse, but accessed through its own private entrance with private driveway and parking.





Entering into a well equipped Kitchen with a full range of quality appliances and a breakfast bar that stretches into the Lounge area and provides excellent dining options. A cosy Lounge leads through to the double Bedroom incorporating good storage with En Suite Bathroom including modern P shaped bath with shower over.

The Annexe is currently let on a long term residential let.

### THE GROUNDS

Nestled in the heart of the Manx countryside, this jewel of a property sits proudly within 7.5 acres elevated above Laxey valley, providing a spectacular rural outlook and to the coastline beyond.

The Farmhouse is positioned centrally within the property boundary, and in addition to the Cottages, the grounds house additional buildings including a steel framed barn in excess of 750 square feet, Manx stone Outhouse and custom built Greenhouse.

A driveway starts at the gate posts and cuts through the centre of the grounds running through to the far boundary, with a turning circle and communal parking next to the cottages as well as further hardstanding areas providing additional parking throughout.

The acreage is made up of gently sloping ground, with one principal paddock located on the upper section of the property measuring almost three acres. A further three smaller paddocks on the lower part of the grounds stretch down to the river marking the property boundary.

### ADDITIONAL INFORMATION

- Farmhouse was extended in 2012 and remodelled to incorporate the Annexe
- Construction of the cottages completed in 2016
- New Farmhouse roof installed in 2016
- Double Garage was constructed in 2019
- John Derbyshire toughened glass commissioned Greenhouse
- Complex is For Sale inclusive of the existing holiday let business
- Price includes furnishings in the cottages, website and all future bookings
- Generating in excess of £50k per annum in income

### SERVICES

Two separate Boiler Rooms, each with a Worcester Oil Fired Boiler, one of which services the Farmhouse & Annexe, the other services the Cottages.

Two Oil Tanks

Mains electricity and drainage.







Mains water, with water storage that holds 48 hours of emergency water supply.

Two septic tanks, one to service Farmhouse & Annexe, and one to service the Cottages.

Two megaflo style water cylinder cisterns, with pumps to provide increased water pressure.

Cottages incorporate a fully installed Automist system for safeguarding in the event of fire.

Dedicated satellite internet connection

#### DIRECTIONS

Travelling into Laxey village from Douglas take the left hand turning immediately before the petrol station onto Baldhoon Road. Continue for approximately two miles before taking a right turn onto a concrete farm lane immediately before a property named 'The Ark'. Close Moar can be found at the top of the lane.



## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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