



Flambards, West Baldwin Road, Mount Rule, Braddan, IM4 4HS

Approx. 4,400sq/ft detached true bungalow situated within approx. 5.5 acres. This peaceful country residence includes a popular dog park business (Pedro's Patch), paddock & stable block. 2 Detached double garages, 2 car ports & 2 driveways. No onward chain.

£1,375,000

Property Overview

Property Type	Detached
Receptions	4
Bedrooms	4
Bathrooms	1
En-Suites	2

Property Details

Property Type	Detached	Heating	Oil Fired Central Heating
Receptions	4		
Bedrooms	4	Windows	uPVC Double Glazed
Bathrooms	1	Front Garden	Landscaped
En-Suites	2	Rear Garden	Landscaped
		Garage	Detached Block
		Acreage	Approx. 5.5 Acres



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Property Description

Key Features

- Large detached bungalow located in a rural setting
- Approximately 5.5 acres of grounds
- Numerous outbuildings with varied potential
- Established dog park business (Pedro's Patch) included in the sale which currently generates approx. £30,000PA
- Outstanding privacy and countryside aspect
- Suitable for residential, equestrian, or mixed use (subject to the necessary consents)
- Offered with no onward chain

Introduction

Flambards at Mount Rule is a truly exceptional and versatile property offering a rare combination of generous residential accommodation, substantial land, and a thriving business - all set within the peaceful and sought-after Isle of Man countryside. This impressive large bungalow sits within approximately 5.5 acres of varied grounds and is accompanied by numerous outbuildings that lend themselves to a wide variety of uses. Of particular note, the property includes a fully operational and well-established dog park business, generating approximately £30,000 per annum in revenue, which is included in its entirety within the sale. Whether you are seeking a spacious family home with income-generating potential, a countryside smallholding, or an opportunity to develop an existing business in a thriving niche leisure sector, Flambards represents a compelling and distinctive proposition.

The Residence

The principal dwelling is a substantial detached bungalow of generous proportions, well-suited to family occupation. Single-storey living offers practicality and accessibility throughout, whilst the sizeable plot ensures a strong sense of space and privacy. The accommodation enjoys pleasant aspects over the surrounding grounds and the wider Isle of Man landscape. The property has been maintained to a good standard and benefits from the space and adaptability that characterises large bungalow living, with ample scope for re-decoration.

The Land & Grounds

The property extends to approximately 5.5 acres in total, offering a diverse and highly practical landholding. The grounds are well-suited to equestrian use, smallholding, or leisure and currently accommodates the existing dog park facilities.

The grounds include a combination of open paddock, hard-standing areas, and landscaped sections.

Outbuildings

Flambards benefits from a range of outbuildings, providing considerable flexibility for storage, operational use, and potential conversion. These structures are included in the sale. Uses include but are not limited to:

- Secure storage and equipment facilities
- Covered shelter and welfare areas for dogs and visiting owners
- Utility and service buildings
- Additional outbuildings with potential for adaptation to equestrian, workshop, or ancillary residential purposes (subject to planning)

The outbuildings represent a significant asset in their own right and add meaningfully to the overall value and versatility of the landholding.

Pedro's Patch Dog Park Business

Included within the sale is a well-established and fully operational dog park business, providing a rare and increasingly sought-after leisure facility for dog owners across the Isle of Man. The business generates approximately £30,000 per annum in revenue and has built a loyal and growing local customer base. Flambards ensures that Pedro's Patch benefits from:

- Exclusive, secured off-lead exercise areas suitable for dogs of all sizes
- Established local reputation and repeat clientele
- Strong social media and word-of-mouth presence within the local community
- Scope for revenue growth through additional services, or subscription-based membership models

The business is offered as a going concern, with all relevant fixtures, fittings, and operational assets transferring with the property. Prospective buyers are encouraged to conduct their own due diligence in relation to the commercial enterprise, and full financial information will be made available to qualified parties upon request.

Location

Flambards is situated in Mount Rule on the Isle of Man, an address that combines rural tranquility with good accessibility to the Island's principal amenities. The Isle of Man is a self-governing Crown Dependency renowned for its low tax environment, outstanding quality of life, and strong community values. The surrounding area offers beautiful open countryside, easy access to coastal walks and Manx footpaths, and a quiet rural community. Despite its peaceful setting, the property is within easy reach of local schools, Nobles Hospital and a short drive to Douglas' town centre.







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