LICENSED AUCTIONEERS & SOLE AGENTS

ARDTARMON CASTLE, BALLINFULL, CO. SLIGO

TEL/FAX 00353-71-9163284 email info@irishproperties.com WEB: www.irishproperties.com



No. 301 Substantial Period Country Home, 5 minutes to Knock International Airport Co. Mayo

(301CV-MO) Approx 5.48 acre/2.2ha Price Guide: € 465.000





Key Features:

Distinctive Period Home in excellent decorative order.

Commanding approx. 5.48 acres of mature gardens with ring forts.

Large cut-stone stable block with coach house, gardener and groom quarters.

Just 5 kilometres to Knock International flights with daily to UK and weekly European destinations.

5 kilometres south of airport flight path.

Just undergone extensive renovations.

Guide Price: €465,000.

Description:

Working in the UK and looking for an alternative to expensive property in the UK? This Period Home might just be the perfect answer with daily flights to the UK only 5 kilometres away.

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The house is approached by private main and service avenues through park and woodland of over 5 acres. It has been renovated by the present owner and is in good decorative order throughout and well presented.

The south facing house overlooks the lawns with Ha Ha wall defining the boundary to the south side; a large outside sun area to the west, and two ancient ring forts add to the magical setting. A restored Summer house with terrace garden, sun dial, and fountain compliment the period of the house. Leading from there is a largest cut-stone stable block with coach house, gardener and groom quarters, stables and dove cote overlooking the walled gardens with an adjacent large garage and workshop.

The Estate was known as the O'Grady Tavraun Estate and the home of the O'Grady family in the 19th century. The family vault of the O'Grady family is in Urlaur Abbey. Sir Henry Doran of the Congested District Board lived in the house at the beginning of the 19th century. Key Factors:

The Main Residence:

Impressive Entrance hall with large staircase, timber floor, coving and cornice.		
3.6m x 6.4m		
Sitting room featuring original marble fireplace and window shutters		
5.4m x 5.7m		30.78m2
Dining Room with open fireplace, door to garden, 7.2m x 5.7m		41.04m2
Kitchen, tiled floor, 3.73m x 3.4m		12.68m2
Utility Room and rear hall, 3.5m x 3.75m		13.13m2
Guest WC with shower, 2.5m x 1.1m		2.75m2
½ landing with picture window and window seat, landing		
3.7m x 4.3m		15.91m2
Upper level		
Bedroom No.1 with en-suite bathroom, 5.85m x 5.85m		34.22m2
Bedroom No.2,	5.9m x 4m	23.60m2
Bedroom No.3,	3.1m x 3.55m	11.01m2
Office,	2.7m x 3.6m	9.72m2
Bathroom, 3.9m x 2.65m		10.34m2
Total		228.22m2

New Oil boiler system and complete CCTV security system

Outhouses:

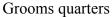
outhouses.	
Summerhouse for ladies afternoon tea parties, 4m x 4.3m	17.20m2
Stable block	
Gardener quarters	
Kitchen/living area, 4.95m x 4.9m	24.26m2
Upper level with 4 rooms and bathroom, 5m x 11.19m	59 95m2

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9-00	
Reception with open fire, flagstone floors, 3.2m x 4.9m	15.68m2
Kitchen/dining room, 4.4m x 4.9m	21.56m2
Bedroom with en-suite, 2.7m x 4.9m	13.23m2
Upper level with 3 rooms and bathroom, 4.9m x 11.21m	54.93m2
Horse stables	
2 horse boxes, 7.3m x 4.9m	35.77m2
Loft, 7.3m x 4.9m	35.77m2
Dove cote, 4.9m x 4.05m	19.85m2
Livestock stable, 4.9m x 4.05m	19.85m2
Coach house, 4.8m x 6.7m	31.16m2
Large workshop, 7.2m x 9.1m	65.52m2
Total outhouses	397.53m2

Grounds

A total of 5.48 acre featuring 2 ring forts, walled garden, paddocks, private avenues with mature trees including lime, maple beech, chestnut and sycamore.

Eircode: F35XF86 Folio MY 15375

Price Guide: € 465.000

Viewing by appointment with sole selling agents only.

Schiller & Schiller

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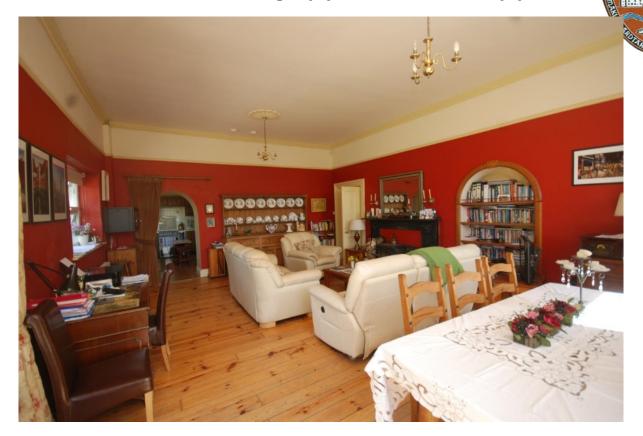
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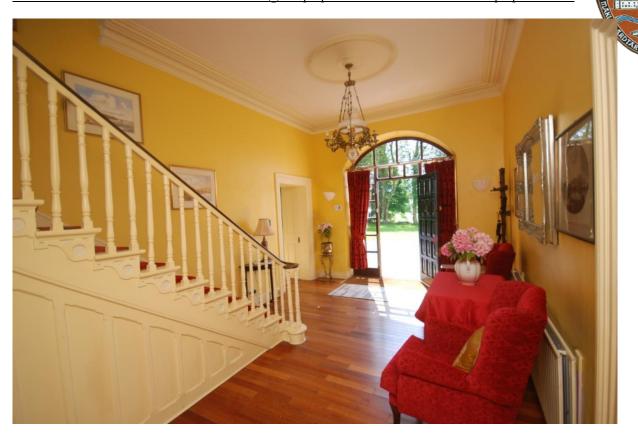


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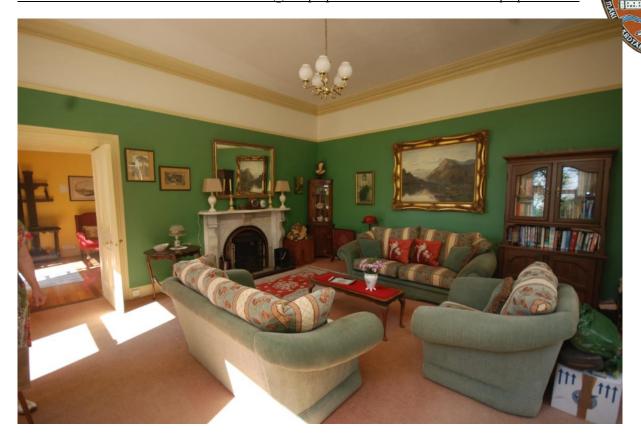


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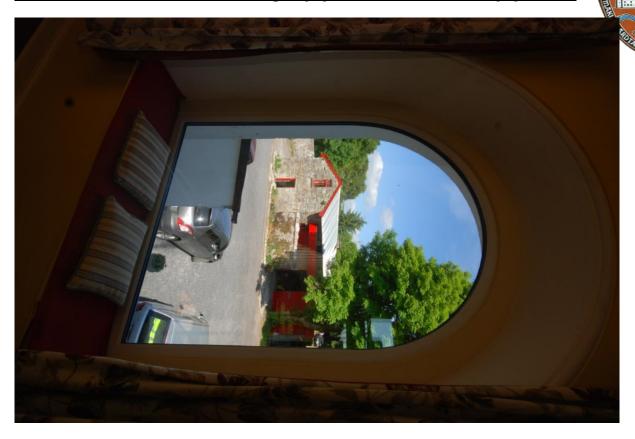


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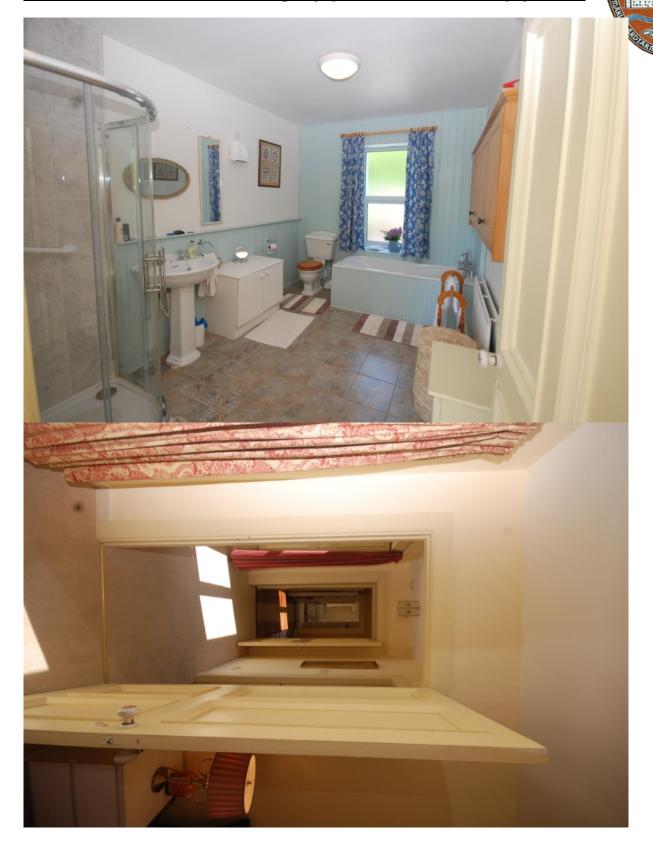


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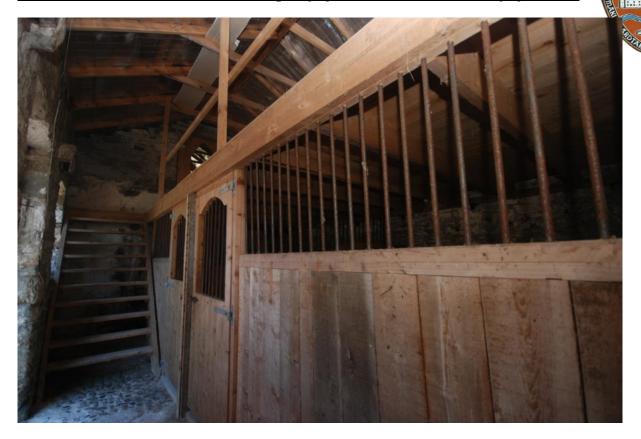


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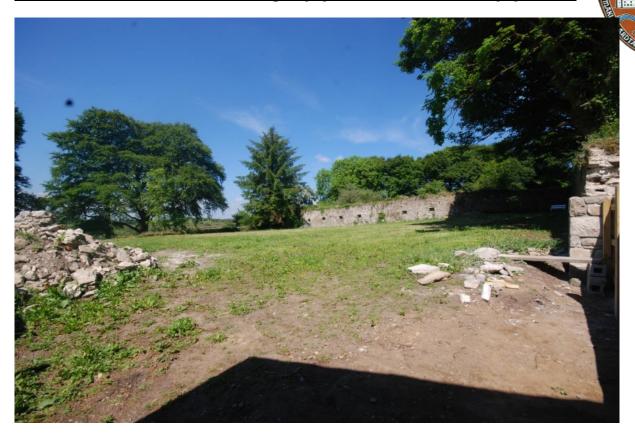


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