

# SCHILLER & SCHILLER

LICENSED AUCTIONEERS & SOLE AGENTS

ARDTARMON CASTLE, BALLINFULL, CO. SLIGO

TEL/FAX 00353-71-9163284

email [info@irishproperties.com](mailto:info@irishproperties.com)

WEB: [www.irishproperties.com](http://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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PSRA No. 002879

VAT ID No IE7435134J

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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	23.04m <sup>2</sup>
Sitting room featuring original marble fireplace and window shutters 5.4m x 5.7m	30.78m <sup>2</sup>
Dining Room with open fireplace, door to garden, 7.2m x 5.7m	41.04m <sup>2</sup>
Kitchen, tiled floor, 3.73m x 3.4m	12.68m <sup>2</sup>
Utility Room and rear hall, 3.5m x 3.75m	13.13m <sup>2</sup>
Guest WC with shower, 2.5m x 1.1m	2.75m <sup>2</sup>
½ landing with picture window and window seat, landing 3.7m x 4.3m	15.91m <sup>2</sup>
Upper level	
Bedroom No.1 with en-suite bathroom, 5.85m x 5.85m	34.22m <sup>2</sup>
Bedroom No.2, 5.9m x 4m	23.60m <sup>2</sup>
Bedroom No.3, 3.1m x 3.55m	11.01m <sup>2</sup>
Office, 2.7m x 3.6m	9.72m <sup>2</sup>
Bathroom, 3.9m x 2.65m	10.34m <sup>2</sup>
Total	228.22m <sup>2</sup>

New Oil boiler system and complete CCTV security system

#### Outhouses:

Summerhouse for ladies afternoon tea parties, 4m x 4.3m	17.20m <sup>2</sup>
Stable block	
Gardener quarters	
Kitchen/living area, 4.95m x 4.9m	24.26m <sup>2</sup>
Upper level with 4 rooms and bathroom, 5m x 11.19m	59.95m <sup>2</sup>

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

## 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.

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