

# SCHILLER & SCHILLER

LICENSED AUCTIONEERS & SOLE AGENTS

ARDTARMON CASTLE, BALLINFULL, CO. SLIGO

TEL/FAX 00353-71-9163284

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No. 352 Georgian Property: Andresna House, Lough Arrow, Co. Sligo

(352AN-AA) approx. 3 acre

Price Guide: €450.000



## Key Factors:

- Period House directly at the lakefront with pier on Lough Arrow, Co. Sligo
- Overlooks Andresna Bay
- Lough Arrow is a major fishing lake in the Northwest of Ireland
- The Period Home comes with outhouse suitable for more development
- Good repair with roof recently insulated to high standard
- Has its own water supply & recently upgraded central heating system.
- Has previously been used as a successful Bed & Breakfast business.

## Description:

Are you looking for that charming period home directly on the shores of a major fishing lake in Ireland? Andresna House might be your answer. It is situated on the Southern shores of Lough Arrow in the scenic Co. Sligo and commands approx. 3 acres of private ground. There is an abundance of wild life including rare species occupying the lands nearby.

It has been modernised over the centuries, the most recent renovation was carried out by the present occupiers.

It offers:

Entrance hallway/reception/Staircase with original Georgian handmade ceiling coving from late 1800, 2.087m x 6.606m	13.79m <sup>2</sup>
Dining Room with open fireplace, lakeviews, 4.121m x 4.980m	20.52m <sup>2</sup>
Sitting room with fireplace fitted with wood burning stove, 4.775m x 4.991m	23.83m <sup>2</sup>
Utility, 12.085m x 4.958m	10.34m <sup>2</sup>
Kitchen, tiled floor, 4.515m x 4.325m	19.53m <sup>2</sup>
Guest toilet with shower, 2.661m x 1.450m	3.86m <sup>2</sup>
1 <sup>st</sup> Floor:	
Master Bedroom with en-suite, 3.377m x 3.772m	12.74m <sup>2</sup>
Landing	
Bedroom No.2, 5.012m x 3.264m	16.36m <sup>2</sup>
Bedroom No.3, 4.955m x 3.307m	16.39m <sup>2</sup>
Bedroom No.4, 3.190m x 2.374m	7.57m <sup>2</sup>

The above particulars are issued by this office on the understanding that all negotiations are conducted through this office. Every care is taken in preparing particulars but this firm does not hold itself responsible for any inaccuracies. All reasonable offers will be submitted to the vendors.

PSRA No. 002879

VAT ID No IE7435134J

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Bathroom, 2.169m x 1.321m

2.87m<sup>2</sup>

WC, 2.178m x 0.979m

2.13m<sup>2</sup>

TOTAL

149.93m<sup>2</sup>

Considering the age of the house the BER Energy rating is exceptionally good.

The garage which is attached to the house would transform into a fine conservatory with lakeviews.

Outhouse:

Two storey stable building fitted with new roof and windows, ready to convert into more accommodation.

Grounds:

Walled garden, orchard and meadow, 3 acres in total.

Recently fitted alarm

Google Earth co-ordinates: Latitude: 54° 2'45.16"N, Longitude: 8°16'51.72"W

BER Energy Rating: D1

Price Guide: €450,000

Viewing strictly by appointment with sole selling agents.

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