

SCHILLER & SCHILLER

LICENSED AUCTIONEERS & SOLE AGENTS

ARDTARMON CASTLE, BALLINFULL, CO. SLIGO, F91KW88, Ireland

TEL/FAX 00353-71-9163284

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(202) Hunting Lodge Style Residence with ponds, mature grounds on 1 ¾ acre near
Keadue/Leitrim Village, Co. Roscommon

(202WR-KE) approx. 1 ¾ acre/ 0.70 ha

Price Guide: 285.000



Key Factors:

Hunting Lodge style Residence nestled in midst of mature grounds of 1 ¾ acre

Large variety of trees, ponds

Stone Outhouse for utilities

Further traditional stone Cottage in need of renovation used for storage

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PSRA No. 002879

VAT ID No IE7435134J

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Located between Keadue and Leitrim Village, close to Lough Allen
Would make a fantastic Airbnb Renter

Description:

Original Cottage beautifully extended over the years to spacious hunting style lodge set on almost 2 acre (1 ¾ acre) of mature trees and gardens with ponds between Leitrim village and Keadue with Lough Allen and waterways near by.

The internal footprint pivots around the drawing room with large open fireplace approached through large reception room with entrance hall to the South while a sun room features to the North.

The principle bedroom with 4 poster is also accessed from Drawing room (West). Maximising on space the galley style kitchen features an upper area with bed suitable for a child. A spacious modern bathroom complete the main living area. An attached guest suite (with en-suite) not connected to the main living areas internally is accessed via the Mediterranean style terrace area. There are 2 additional outside terraces with sheltered surround walls and BBQ oven.

A former stone outhouse was converted to service block utility.

Another detached stone cottage (3 rooms) in original condition on the grounds would be suitable for additional living.

The current owner (over 40 years) planted a large variety of exotic trees including Chinese maple, Linden, Aralia, Fortunnie, Californian Redwood, Sorb Tree, Witch Hazel, Red chestnut, Sweet chestnut, Clematis, Eucalyptus, Oak, Larch birch and fir trees to name a few.

2 large ponds can be found on the grounds.

The setting and eye to external and internal furnishings make this a very unique property. It would be an excellent weekend getaway and do very well as an Airbnb.

The surrounding area with Shannon waterways, Lough Allen at your doorstep, hillwalks cater for all outdoor activities.

Floorplan:

Reception Hall/Porch	3.00m x 1.30m	3.90m ²
Reception with Dining area, double patio door south terrace, external door to Med style terrace, solid fuel stove as feature, open roof ceiling 4.00m x 5.60m		22.40m ²
Drawing room with large natural stone fireplace, open ceiling 4.10m x 4.10m		16.81m ²
Sun Room with access to outside terrace, 3.00m x 7.45m		22.35m ²
Principle Bedroom, 3.00m x 4.20m		12.60m ²
Kitchen 3.70m x 2.30m		8.51m ²
Galley style Bed area off kitchen, 2.00m x 2.70m		5.40m ²

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Bathroom, 3.35m x 1.50m	5.02m ²
Guest Suite, 4.80m x 4.15m	19.92m ²
En-suite, 1.35m x 2.25m	3.04m ²
Detached Service Block building, 6.75m x 3.20m	21.60m ²
Detached traditional original 3 roomed Cottage in need of renovation 3.50m x 3.80m	13.30m ²
3.50m x 3.50m	12.25m ²
3.50m x 3.80m	13.30m ²
Total	180.40m ²

One further 1 room ruined stone building

Services

Central gas heating, Mains Water and Septic tank

Grounds:

1 ¾ acre of wild gardens.

Folio: RN18281F

Eircode: N41Y542

BER:F BER No. 118695451

Price Guide: € 285.000

View by appointment with sole selling agents

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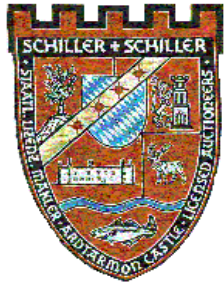
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