



Split Level Country Retreat on 13.9 acre/ 5.62ha Near River Bonet and Lough Gill minutes from Dromahair village, Co. Leitrim

(303BT-DR) approx. 13.9 acre/5.62ha

Price Guide: € 395.000



Video link: https://youtu.be/CM_ZV15PXfQ

Key Factors:

- Inviting Split Level Country Residence "Rockvalley" close on 14 acre
- Welcoming, modern and bright
- Split levels with Gallery
- Conservatory and Veranda
- Modernised and thoughtfully extended
- Garden Room
- Large Barn with workshop suitable for variety of agri/equestrian uses
- Around 13.9acre of ground, ideal for hobby farming, Equestrian etc.
- Mainly rolling pastures with some native Woodland
- Private Location at Rockvalley, yet under 5 minutes to thriving village Dromahair, Co. Leitrim
- Close to River Bonet and breathtaking Lough Gill, Wild Atlantic way

Description:

Privately located above Dromahair village and Lough Gill, Rockvalley is the kind of retreat that immediately rewrites expectations of modern rural living. Approached through gated access the property unfolds across 13.9 acres, a rare find nowadays with plenty of private ground, lots of greenery and a welcoming split level residence with numerous outhouses all kept in excellent order and beautifully presented.

SCHILLER & SCHILLER

LICENSED AUCTIONEERS & SOLE AGENTS

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

tel/fax: 00353-71-9163284

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The original cottage has been cleverly extended and transformed into a modern split level residence creating a bright and calming atmosphere connected to nature and completely removed from the pace of modern hectic life.

Inside, the accommodation has been curated to balance open-plan living with considered, comfortable spaces. The conservatory leads to a substantial living room where a wood-burning stove, creates a focal point that is as inviting in winter as the surrounding gardens are in summer. Stairs run to the lower level living room and upper level bedroom/gallery. All open.

Floorplan:

Conservatory	4.35m x 3.85m	16.75m2
Dining area with stove	6.65m x 3.60m	23.94m2
Kitchen	2.70m x 2.05m	5.54m2
Hallway	1.50m x 1.00m	1.50m2
WC	1.00m x 2.36m	2.36m2
Bathroom	2.65m x 2.35m	6.23m2
Bedroom No.1	3.30m x 3.50m	11.55m2
Bedroom No.2/Gallery	4.30m x 3.70m	15.91m2
Lower level living room	4.00m x 6.60m	26.40m2
Utility	3.80m x 2.28m	8.67m2
Total		118.85m2

Outhouses:

Studio	2.75m x 4.00m	11.00m2
Garden room/Veranda	3.00m x 5.60m	16.80m2
Large Carport with workshop	6.50m x 4.70m + 6.50m x 3.00m	50.05m2

Grounds:

Number of paddocks with mature trees on 13.9 acre

Area:

Just outside charming Dromahair village with River Bonet and Lough Gill at your doorstep. Within 25 minutes to Sligo University Hospital, Atlantic Technical university. Local Link Bus route numerous times daily to Sligo.

Folio: LM 21098F + LM 2433 (see www.landdirect.ie)

Eircode: F91VK73 (see www.eircode.ie)

BER: E

BER No: 119579555

Price Guide: € 395.000

Viewing by appointment with sole selling Agents

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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.

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VAT ID No IE7435134J

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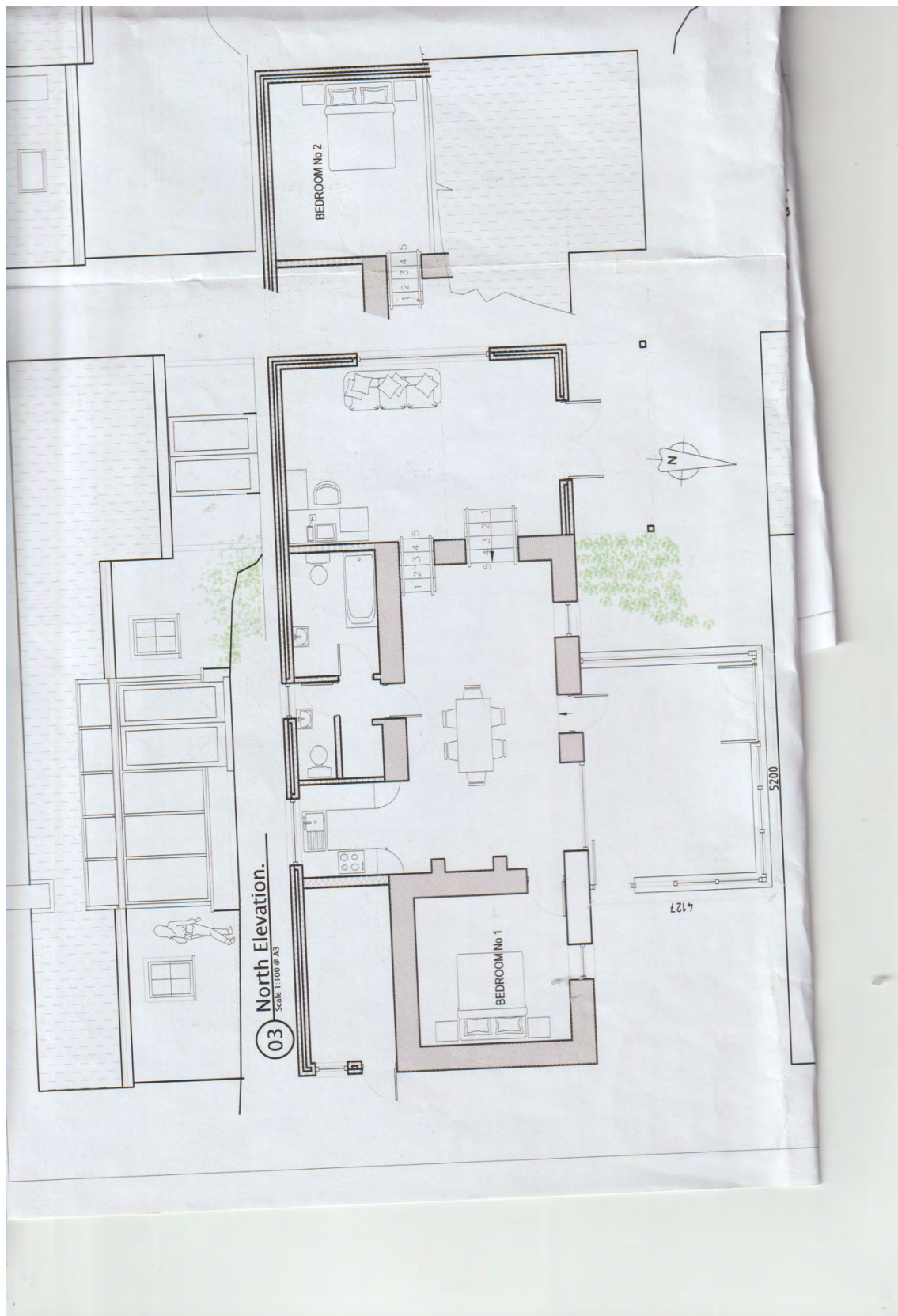
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