

SCHILLER & SCHILLER

LICENSED AUCTIONEERS & SOLE AGENTS

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

TEL/FAX 00353-71-9163284

email info@irishproperties.com

WEB: www.irishproperties.com



No 136 Charming Two Storey with number of outbuildings, small woodland
plantation and gardens in South Co. Sligo

(136DL-CA) approx. 1.79 acres/0.72 hectares

Priced to sell: € ~~148,000~~ 155,000



Key Factors:

Charming two storey in reasonable repair, central solid fuel heating, triple glazed windows

Number of former farm outbuildings with potential

1.79 acre of which approx. ½ acre planted tree nursery approx. 15 years

Comes with turbary rights

Situated near the outskirts of Culfadda with local shops, pubs and school

Priced to sell

Description:

Looking for charming two storey with number of outbuildings on an elevated private site with your own woodlands, close to a village in the Northwest?

This charming country property might be the answer. The property comprises of a two storey residence, 1 livestock stone shed, 1 hay shed, 1 larger workshop shed suitable for home office conversion, over 1 ¾ acre including your own tree nursery containing chestnuts, beech, pine, maples and apple trees. The elevated side with avenue has meadow gardens to left and right adding to the character. To top it off it comes with turbary rights.

The Residence

Two storey, central solid fuel heating, triple glazed windows. All in reasonable repair but could require some TLC.

Floorplan

Entrance Porch	1.30m x 1.40m	1.82 m2
Dining Room with solid fuel range	3.60m x 3.80m	13.68m2

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PSRA No. 002879

VAT ID No IE7435134J

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Sitting Room (or bedroom no.4 downstairs if required) 3.10m x 3.50m

10.85m²

Kitchen

3.90m x 2.50m

9.75m²

Garden Entrance and hall

1.25m x 2.10m

3.15m²

Bathroom with walk in shower

2.60m x 1.98m

5.15m²

Upper Floor

Landing

5.00m x 0.95m

4.75m²

Bedroom 1

3.35m x 3.80m

12.73m²

Bedroom 2

4.00m x 3.14m

12.56m²

Bedroom 3

4.00m x 3.15m

12.60m²

WC

2.70m x 1.40m

3.78m²

Total

90.82m²

Outhouses:

Livestock Shed sub-divided into 2 units

3/95m x 3.00m

11.85m²

3.95m x 4.50m

17.78m²

Hay Shed

8.25m x 5.60m

46.20m²

Workshop/ Machine shed/store suitable for home office conversion

6.45m x 8.95m

57.73m²

Total

133.56m²

Grounds:

1.79 acres with tree nursery, meadows, gardens, decking and ample car parking

Additional Turbary rights

Videos:

Ground Floor

<https://youtu.be/SFPB3pl2RL0>

Upper Level

<https://youtu.be/-mll9MPDHLk>

Eircode: F56EW90

Folio: SL 979F & Folio 19954F

BER E2 / 373.43 KWh/m²yr BER No. 113053433

Priced to Sell: €~~148.000~~ 155.000

Viewing strictly by appointment with sole selling agents and subject to Covid 19 Protocol

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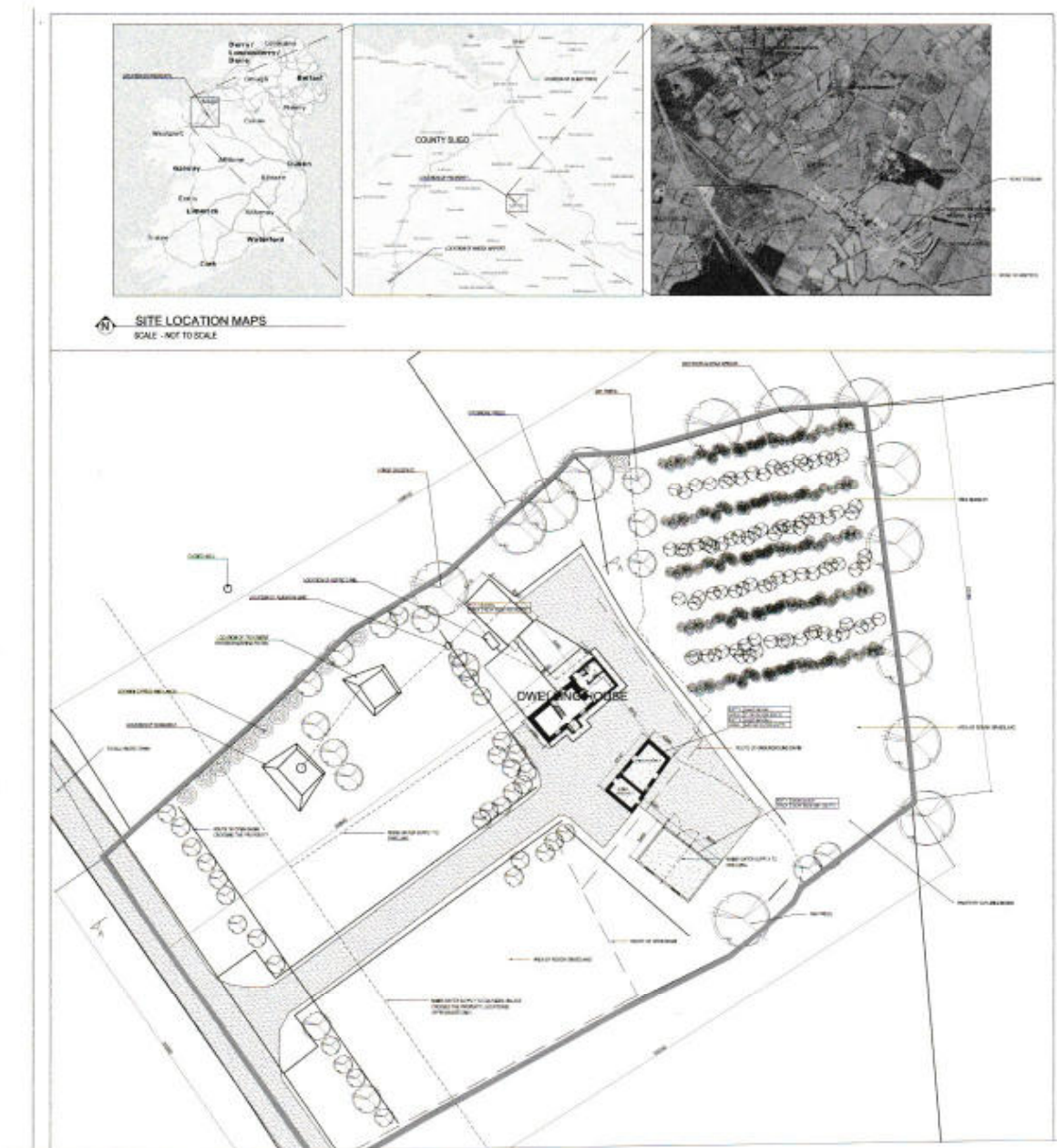
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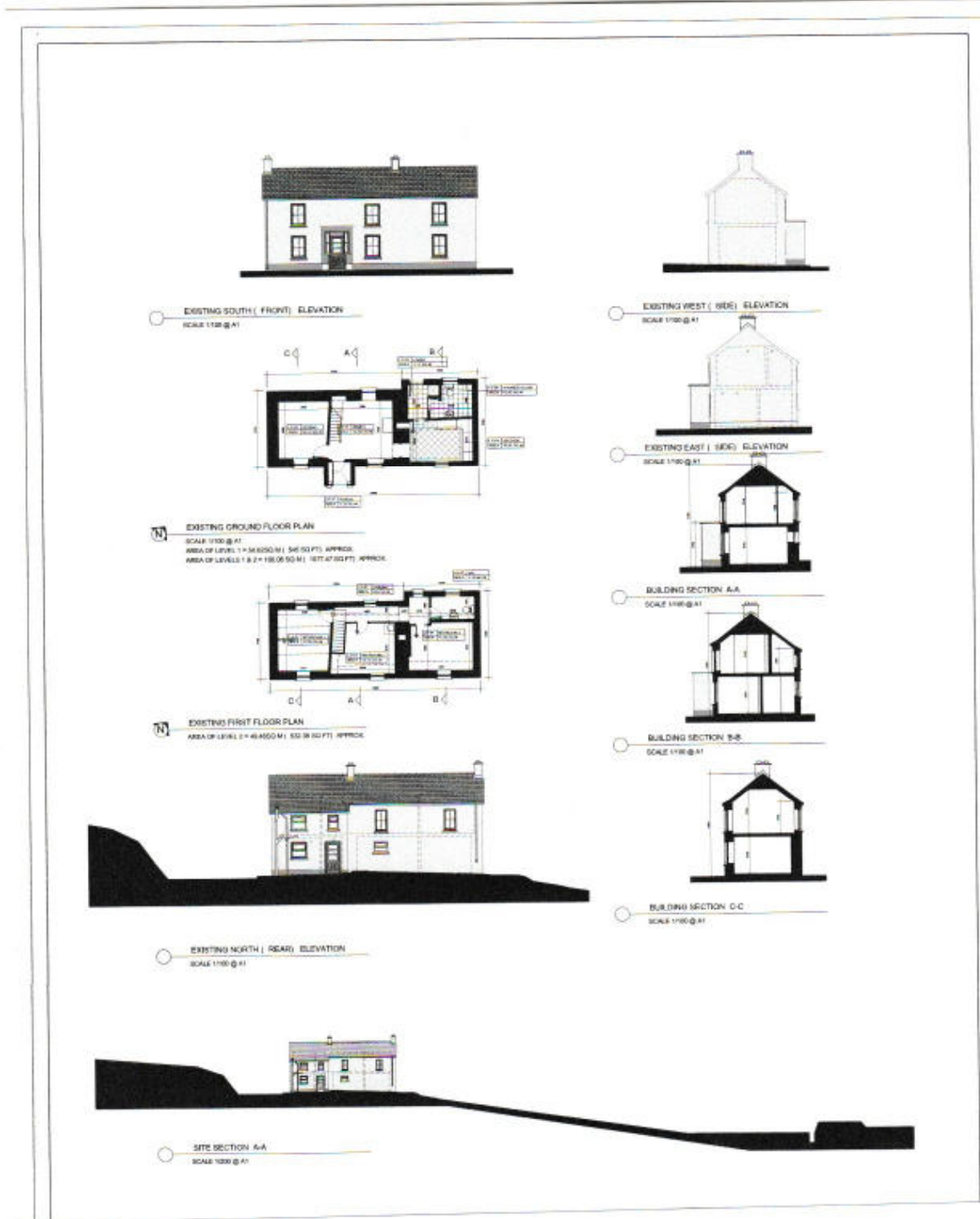
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