

SCHILLER & SCHILLER

LICENSED AUCTIONEERS & SOLE AGENTS

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

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No. 212 Secluded private residence surrounded by forestry in the Ox Mts, Co. Sligo
(212FR-AE) approx. 7 acres Price Guide: € 245.000



KEY FACTORS:

Spacious and bright open plan 3 B/R cottage with large extension.

Renovated and in good decorative order throughout.

Absolutely private location with 7 acres of meadow and woodland surrounded by forestry.

Accessed via a long private avenue leading to the property

Set in the Ox Mts outside Aclare village, Co. Sligo

Exclusive and private gems like these are hard to find nowadays, ponds and a picturesque stream

Ideal getaway to escape from the hectic everyday life.

Priced to sell €245.000

Description:

This is truly a unique property -7 acres situated in the middle of a valley of woodland in the Ox Mountains. Total privacy and seclusion yet only 40 minutes via back roads to the nearest airport.

Set well away from a quiet road you hardly ever hear anything apart from nature.

The current vendors have been living here for 25 years and have created a wonderful open space and home ready for new owners to cherish and improve.

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The house was carefully renovated to maximise light and minimise its carbon footprint whilst the land has been managed to open up the area closest to the dwelling place with the remaining woodland and stream a wonderful wilderness and resource

The spacious and bright residence offers:

Open plan Kitchen/Dining room with large open fireplace and solid fuel stove, 3 Good Size bedrooms of which one with stove, bathroom and a bright living/study with glass front overlooking the demesne. Total Floor area approx.. 102.97m²

A stone outhouse close to the residence could be incorporated into further accommodation.

There is also a small tractor/lawn mower shed on the grounds.

Set on the lee side of the most westerly mountains in Europe the area has a rich heritage. The adjacent parish has the highest density of megalithic sites in Ireland, the road at the end of the house track is probably the oldest road in the west of Ireland, whilst the land itself has been worked on by the renowned dowser Billy Gawn.

The area is well known for its beauty as it skirts the edge of the mountains. It is a popular cycle route for tourists riding between Sligo and Westport because of its lack of traffic and wonderful views, creating the potential for holiday rental .

If you want to live in a completely secluded and sheltered place, in a large clearing surrounded by woodland , in a beautiful light cottage orientated to catch the sun from dawn till dusk, yet only a short drive away from a school, a village, the coast and an international airport, then this could be the place for you.

In this day and age it is a rarity to come across a place so quiet and unspoilt but at the same time so accessible.

Brief History of House

The original owner was a lady called Ellie Howley- her father built the house and barn and was an accomplished stonemason. Ellie was known as the first person in the area to have a tv and she had pigs and cattle. The forested area around the house has many ruins of cottages.

The area is called "Knockbrack" which translates as "speckled hill" because the land has many big rocks in and looks speckled from a distance. The land has been improved over the years, is now easily worked on and very fertile.

In 2000-2001, a bright extension was added with the help of architect Colin Bell. Colin is well known for using eco friendly materials and techniques. Part of the building included using locally grown larch as the extension cladding, a hemp and lime render on the internal stone walls, panel vent instead of plywood, a grass roof, cellulose insulation and many other details which minimised the carbon footprint of the building and maximised its breathability and high insulation qualities. These details can be seen in the plans

Over the years the current owners have been self-sufficient in wood to heat the house

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Whilst the heating in the house is from a solid fuel stove there is plumbing set up to run from an alternative source – such as oil or heat pump for example.

There is an abundance of bird life , red squirrels, pine martins, deer, badgers , foxes and a few years ago owls and otters.

There are many features to the land such as limestone kilns, an original stone bridge that crosses the stream, a well and the dowsing work by Billy Gawn, but those details can be shown in person.

There are many great walks. A local circuit to pick up the post which runs mostly through the forest or a longer 3km walk along the backroads where usually we don't get passed by a single car. Or the longer walks which take you on top of the ox mountains which are filled with sites of antiquity. And if you're feeling like a night out the pub is about half an hours walk away in Aclare.

Video Link:

<https://drive.google.com/file/d/1N4rndYdHxYmXAkHcWzuHmHSvRgcJ/view>

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View by appointment with sole selling agents

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