

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. 318 Secluded Country Estate by the Lakeside with 3 Dwellings on 32 acre ,
45min. to Galway city, Co. Galway

(318SD-GY) approx. 32.acre

Price Guide: € 995.000



Video link

https://youtu.be/w-On8Tdi_9Q



Key Factors:

Private and Secluded modern mini country estate

3 fine dwellings: Main Residence, Lakeside Residence and Guest House

Outhouses include Polytunnel to improve self sufficient lifestyle

32 acre of which 10 acre commercial forestry, meadows and pastures

Borders lake

Secluded and private location away from it all.

Description:

While heading off to a remote paradise sounds incredible, it may not be on the table amid rising property prices. A private Island in the Caribbean, a country estate in Africa, a castle estate in Europe may just exceed most budgets.

A keenly priced secluded mini 32 acre mini estate in the Northwest of Ireland might just be within reach.

Located on the shores of Lough Atorick, just 45min from Galway city, 20 minutes to Portumna and Loughrea this property enjoys an off-grid style setting away from it all.

It comes with 32 acres surrounded by forestry, is the only built on property on the shores of Lough Atorick and enjoys a very secluded location.

There are 3 fully independent fully serviced dwellings;

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Main Residence - 2 storey

Lakeshore Residence – open plan

Guest House – 3 B/R with Sauna

The Main Residence

Modernised and extended Two Storey Style Residence, Sun room, Cathedral type living area with gallery, Sauna.

Kitchen/Diner with flagstone floor, solid timber kitchen, double door to sun room, external door to garden	5.50m x 4.50m	24.75m ²
Sun room	5.35m x 3.00m	16.05m ²
Reception Hall.	2.70m x 3.60m	9.72m ²
Bar	3.00m x 4.00m	12.00m ²
Cathedral Style living room, open from floor to roof, gallery, Door to garden,	4.00m x 5.50m	22.00m ²
Gallery	2.50m x 4.00m	10.00m ²
Hallways	3.40m x 1.10m + 1.50m x 2.20m	7.04m ²
WC	2.05m x 2.00m	4.10m ²
Bedroom No.1	3.05m x 4.20m	12.81m ²
Sauna	1.80m x 1.95m	3.51m ²
Utility, with external entrance, walk in shower,	1.95m x 3.50m	6.83m ²
Garden room/ workshop,	4.45m x 6.45m	28.38m ²
Lean-To Store,	9.50m x 3.80m	36.10m ²

Upper Level

Landing	4.00m x 2.50m	10.00m ²
Bedroom No. 2 Floor to roof ceiling	3.10m x 4.18m	12.96m ²
Bedroom No. 3 (Master Bedroom)	5.60m x 4.54m	25.43m ²
Bathroom accessed from landing and Master Bedroom,	2.50m x 4.90m	12.25m ²
Bedroom No.4 with built-in unit,	4.26m x 3.60m	15.34m ²
Total		269.27m ²

Underfloor heating, Radiators and stove in living, range in kitchen

To Note: The BER Energy Cert does not reflect the upgrade of new windows and range.

The Lakehouse

Elevated Bungalow style, bright open plan residence with lake 100m from your living room.

Entrance Hall with WC	3.09m x 3.15m	9.74m ²
Flowing hall from open plan living area	7.50m x 1.95m	14.63m ²
Open Plan living area with kitchen, large window front to lake	5.28m x 7.80m	41.19m ²
Bedroom No.1	3.40m x 2.84m	9.66m ²
Bedroom No.2	3.40m x 3.30m	11.22m ²
Bedroom No.3 with external door to patio,	3.40m x 3.56m	12.11m ²
Bathroom,	2.45m x 1.93m+ 0.90m x 1.30m	5.90m ²
Total		104.45m ²

Underfloor heating throughout

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Guesthouse @ Shepherd's Cottage

Dormer type dwelling, Natural stone walls.

Entrance Hallway 2.40m x 2.40m	5.76m ²
Bathroom with Sauna, 3.85m x 2.75m	10.55m ²
Open plan living/kitchen area divided by stone chimney breast, Patio door 4.55m x 10.00m	45.50m ²
Upper Level	
Landing 2.10m x 2.00m	4.20m ²
Store Room, 2.00m x 2.05m	4.10m ²
Bedroom No. 1 3.95m x 4.58m	18.10m ²
Bedroom No. 2 4.52m x 4.58m	20.71m ²
Bedroom No. 3 2.65m x 4.37m	11.58m ²
Total	120.50m ²

Electric Oil Storage heating

To Note: All 3 dwellings have independent Electric Supplies, Septic tanks etc. Furthermore they are nestled apart on the 32 acre with each having their own privacy and are not overlooked by one another.

Outhouses:

Large Commercial Grade Poly Tunnel	30,00m x 9.50m	285.00m ²
Hay Shed/Workshop/Stable	5.40m x 7.60m	41.04m ²

Boat house

Grounds:

32 acre of which 10 acre planted with commercial forest (Pine) ready for harvesting.

Property comes with hunting and fishing rights.

Large wild fauna including deer, trout and pike in lake

The property is currently owner occupied with established short term holiday rental business.

There is an option to continue rental business. Full details on request

Folios: GY 125894F + GY 4381F + GY 6596F + GY 9205F

Eircode: H62H564 + H62P284 + H62ER24

BER: E1 (No 109313585) G (No. 109313742) G (No. 109313775)

Price Guide: Euro 995.000

Viewing by appointment with sole selling agents only,

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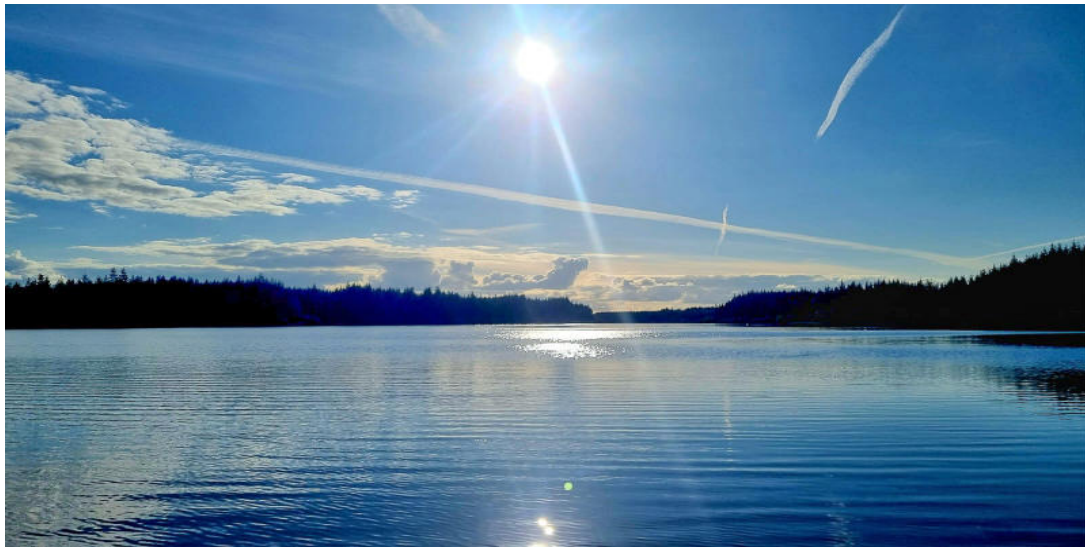
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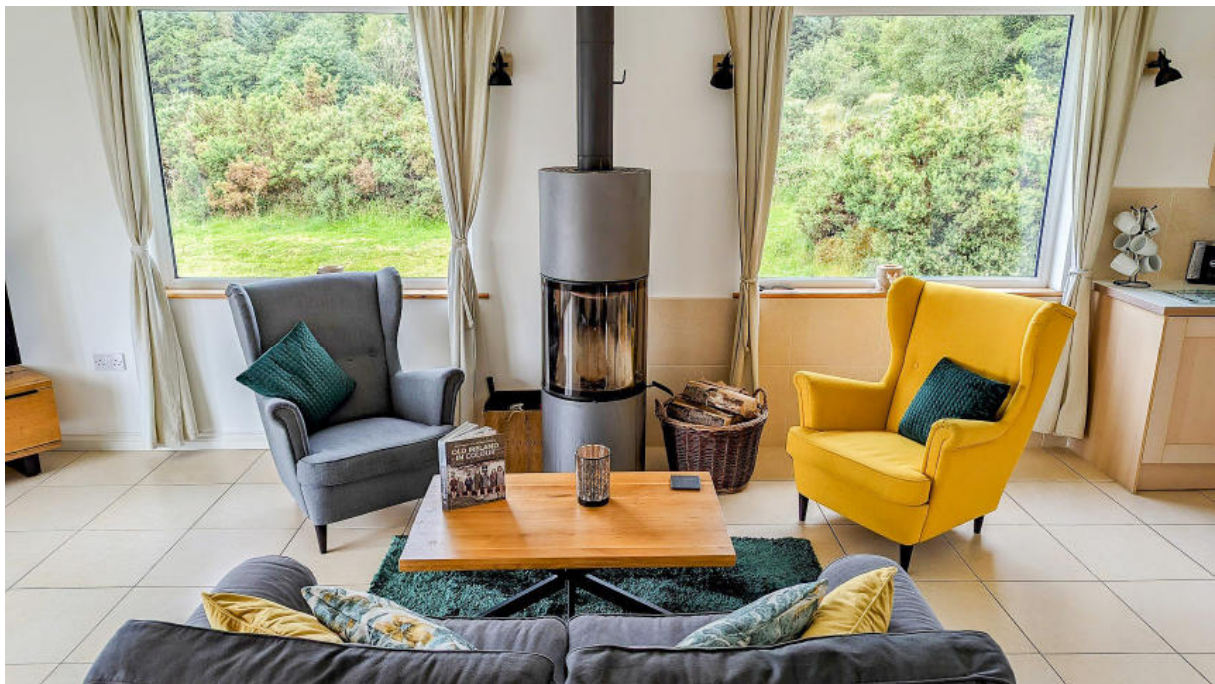
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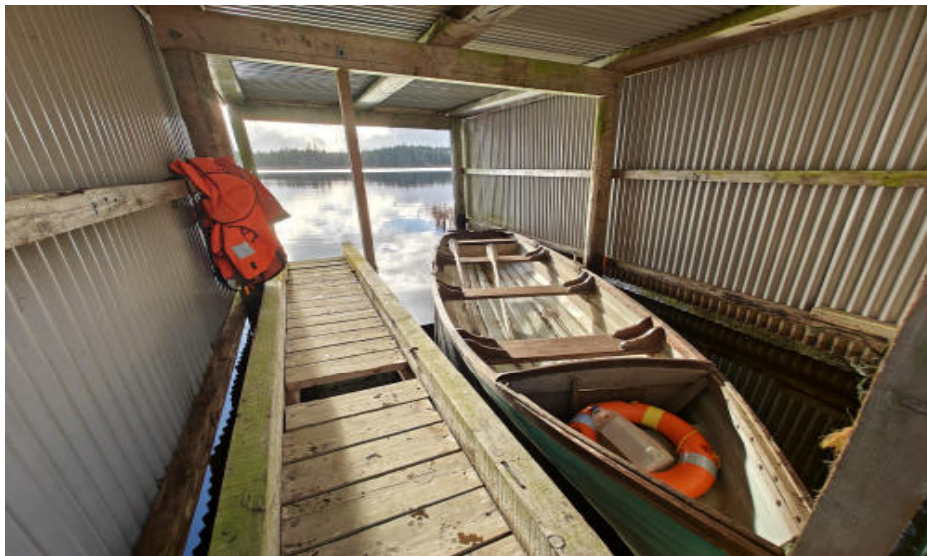
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