

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. 306

Treanlaur Lodge, Newport, Co. Mayo

(306TL-DG) approx. 0.26 hectare/0.64 acre

Price Guide: €325,000

BER EXEMPT



Video Link: <https://youtu.be/btAb6uFbDxo>

Key Factors:

Former fishing and hunting lodge from the mid 1860's.

Located on the shores of Lough Feeagh (Salmon and Sea trout)

Elevated site of approx. 0.64 acre with awe-inspiring views of the lake and Bengorm Mountain

Surrounded by a Sessile Oak wood, one of the few remaining remnants of natural woodlands in North Mayo.

A stream borders the property to the North adding to the special setting

Rich in history

5.5 Mile from Newport near the Wild Atlantic Way to Achill Island

In need of renovation and awaiting its next chapter

Description:

A former hunting and fishing lodge in a beautiful rural setting that is beside some of the wildest and remote parts of Co Mayo, Treanlaur lodge sits in an elevated position surrounded on all sides by forest, stream and lake.

The forest borders the east and north sides of the property and is one the last locations of surviving ancient Irish oak trees in the country. A stream runs all along the west side and on the south side only a road separates the property from Lough Feeagh which is a 5km lake that is renowned for salmon fishing. The lake is literally a stones throw from the front garden.

The lodge is an imposing, detached six-bay two-storey rendered stone rendered building on a symmetrical plan with single-bay full-height "bas-relief" end bays. It has 4 large bedrooms and a bathroom upstairs with another on the half landing. Downstairs consists of an entrance hallway, 4 large reception rooms, pantry, a toilet and good sized kitchen area. To the rear there is room for a conservatory and a patio area at the side

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with a sloping garden down to the lake. On a clear day, the Lodge has views across the lake to Croagh Patrick and beyond

The lodge itself requires a great deal of modernisation and renovation but is secure and dry. Many original features remain including fireplaces, window shutters, staircase, high ceilings and doors. When run as a hostel it was wired for electricity (and phone) and had oil fired central heating. All these systems will of course need to be replaced.

The land was originally part of the Westport estate and the lodge was built around 1860 by a Captain Laprimaudaye and remained in his family until the turn of the century. After two owners, it was bought by Arthur Guinness & Co. Ltd in 1965 where it was used for salmon research. It was donated to the state in the 1980 when the lodge itself was given to An óige (Irish youth hostels) where it ran successfully until 2007.

The Lodge is beside the Wild Nephin National Park and showcases some of the darkest, most pristine night skies in the world and is officially certified as a Gold Tier standard International Dark Sky Park. The park and Bangor trail are just 3k from the Lodge making it perfect for hikers and cyclists.

The coastal town of Newport is about 5 kilometres south from the lodge and has many shops, pubs and a hotel. Both "The Wild Atlantic way" and "Great Western Greenway" run through Newport and are packed with some of Ireland's best scenery. Cycle south towards Westport or follow the most scenic route west towards Mullranny (with its golf course) and on Achill with some of the finest beaches in Ireland.

Treanlaur Lodge is a truly unique opportunity to create a wonderful home or business. To find an original property like the lodge is rare nowadays and viewing is highly recommended. The Lodge is a protected structure would qualify for grant aid as well as the latest €50,000 owner occupier grant for derelict properties. With fast internet services like Starlink, working from home at Treanlaur could be a real possibility.

You'll never be short of things to do at Treanlaur

Ground Floor: approx. 162.04m²

Upper Floor: approx. 107.26m²

Total Floor Area approx. 269.03m²

Price Guide: €325,000

Services: Septic tank. Also mains power, phone, central heating (disconnected/not working)

Folio MY 12804F

Eircode: F28TK53

National Inventory of Architectural Heritage Reg No 31305701

Viewing by appointment with sole selling agents only

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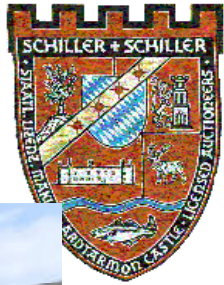
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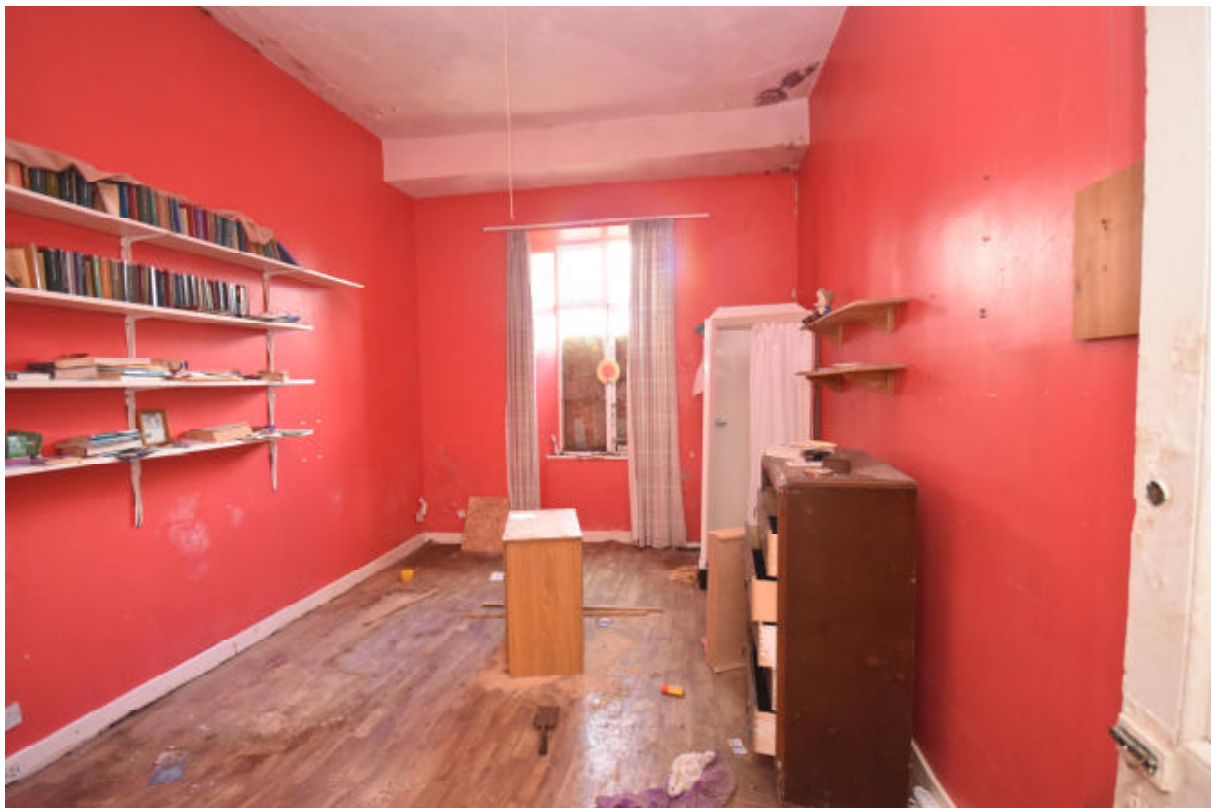
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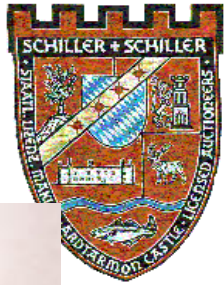
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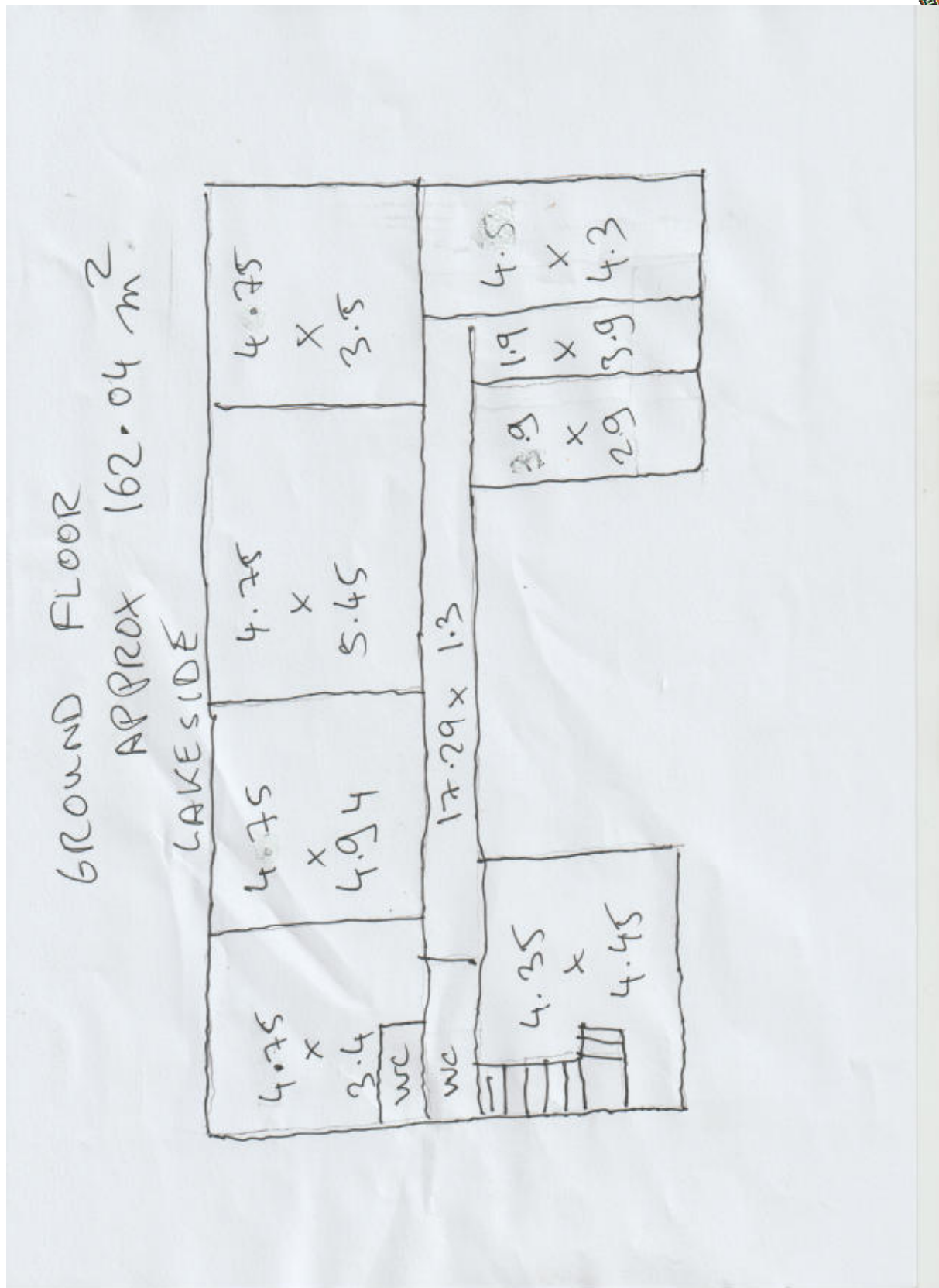
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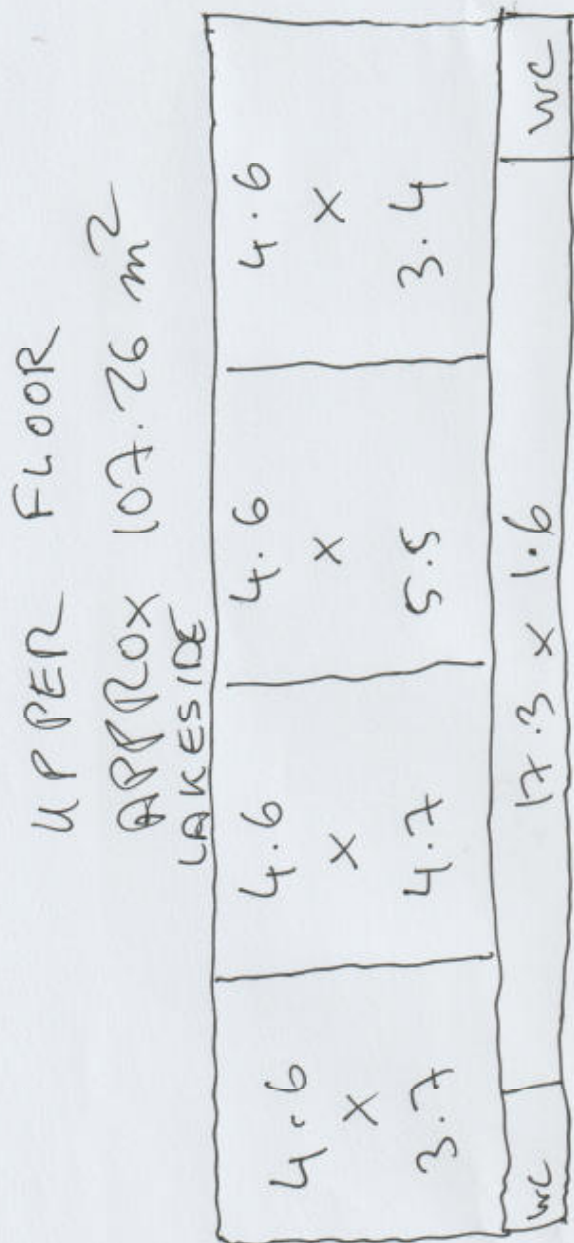
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