

For Sale

Main Street, Athleague,
Co. Roscommon. F42 F242



Guide Price: €595,000

DNG Ivan Connaughton presents to market this Landmark 19th Century Mixed-Use Property in the Heart of Athleague Village. A Unique Opportunity to Own a Piece of Irish Heritage.

Constructed in c. 1863, this distinguished historic mixed-use property of approximately 2,750 sq. ft. offers a rare combination of period charm, generous proportions, and commercial potential. Positioned prominently on the N63, just 5 minutes from Roscommon Town, it stands in the picturesque, award-winning village of Athleague - a thriving community celebrated for its heritage and beauty. This exceptional property beautifully blends residential elegance with original Victorian commercial space, creating a one-of-a-kind live-work opportunity or a character-filled investment.

This property benefits from a 6Kw Solar P.V system with 6Kw Huawei Inverter and 20 No P.V Panels fitted in 2022.

Viewing comes highly recommended and is by appointment only.

For further details, contact Sole Selling Agent DNG Ivan Connaughton on 090-6663700

PSRA Licence No. 004422

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Ground Floor – Elegant Living & Original Victorian Retail Space:

The entrance opens into a grand hallway showcasing exquisite Victorian detailing. Two spacious reception/sitting rooms feature original fireplaces, high ceilings, and retro-fitted double-glazed sliding sash windows complete with original wooden shutters that flood the rooms with light. Both rooms benefit from underfloor heating and gas fireplaces, offering comfort alongside timeless style.

From the hallway, double doors lead to a bright, expansive kitchen and dining area, opening through French doors onto a stunning high-walled stone courtyard garden. This private oasis is overlooked by a two-storey cut-stone grain store with a beautiful arched entrance - a captivating reminder of the property's historic past.

A large utility area with ample storage, plumbing for washroom facilities, and separate courtyard access offers additional flexibility - ideal as a home office, studio, or conversion-ready workspace.

Victorian Retail / Studio / Event Space:

At the front of the property lies the original Victorian shop, an extraordinary, fully preserved commercial space complete with floor-to-ceiling shelving and drawers, original timber counter, and wood-burning stove. Spanning approximately 500 sq.ft., this space is both functional and evocative, perfect for retail, gallery, or studio use. Complimentary on-street and off-street parking adds to its convenience.

This iconic shopfront, winner of the Tidy Towns Regional Shopfront Award, remains in its original condition, a testament to exceptional preservation and care.

First Floor - Grand Proportions & Refined Comfort:

The original Victorian staircase, with its intricately carved newel post, Brazilian mahogany handrail, and decorative fretted balusters, leads to a half landing and onward to the main upper floor. An iconic Navan carpet enhances the staircase's visual appeal.

Half Landing:

A large fitted hot press provides extensive storage, while a bright bathroom showcases hand-painted stoneware tiles by the Late renowned Galway potter Judy Greene, lending artistic flair and individuality.

First Floor:

A beautiful stained-glass window to the south bathes the landing in coloured light. The four generously sized bedrooms feature original fireplaces, high ceilings, wide pitch-pine floors, and sash windows complete with original wooden shutters - each radiating grace and natural light. While all rooms offer potential for en-suite conversion, the current layout includes two large bathrooms: one on the first floor and another on the half landing.

First Floor Bathroom:

This inviting bathroom combines original timber floors with elegant wainscoting, vintage wallpaper, and double sinks, harmonising classic style with modern comfort.

Courtyard Garden & Outbuildings:

The south-facing courtyard garden, enclosed by a 10ft-high curved stone wall, enjoys its own microclimate - perfect for cultivating delicate plants or hosting outdoor gatherings. A small herb garden adds practical charm, while the sun-filled lawn and stone patio offer space for entertaining and relaxation.

Overlooking the courtyard is a magnificent two-storey cut-stone outbuilding featuring original stone arches and openings. c. 1400 sq. ft. The ground floor, currently used for storage, includes racked shelving, while the upper level (with insulation and roof lights) previously served as a workshop. This structure presents outstanding potential for conversion into two self-contained apartments or studio spaces/gallery or many other uses...

A Timeless Treasure

This is more than a property - it is a living piece of Irish history, offering a rare chance to live, work, and invest within one extraordinary setting. Blending Victorian craftsmanship with modern amenity, this iconic landmark property in the beautiful picturesque village of Athleague awaits its next custodian.























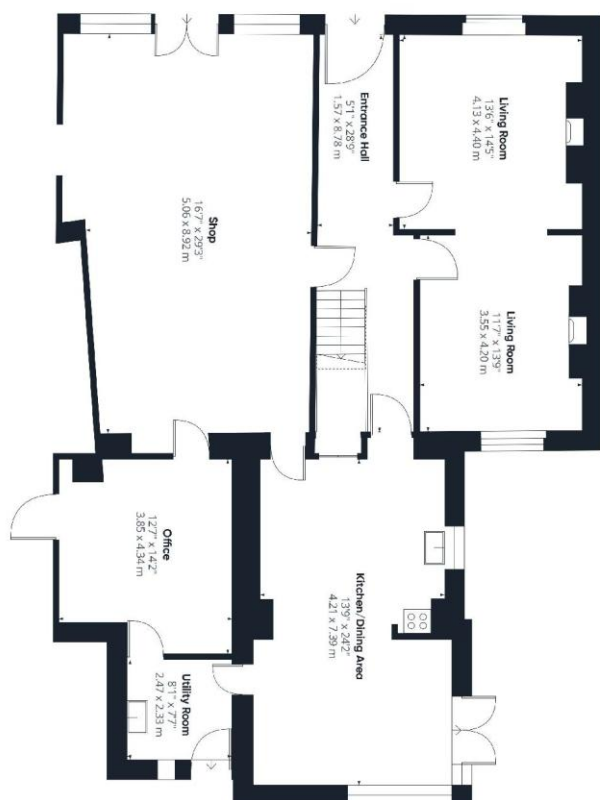
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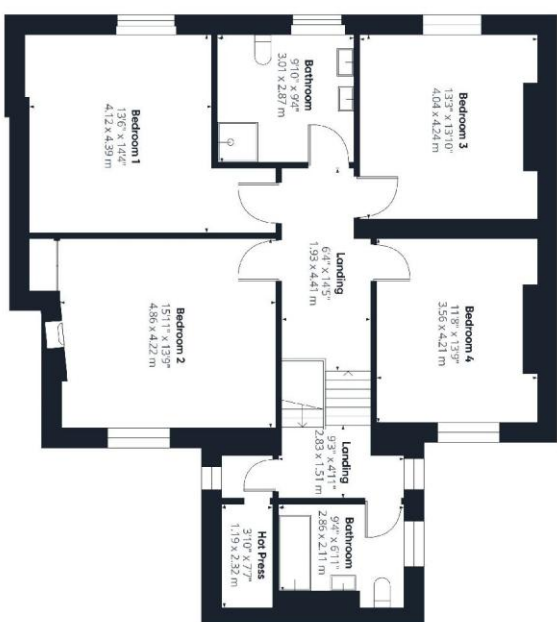








Floor 0 Building 1



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Approximate total area⁽¹⁾

2741 ft²

254,5 m²

Reduced headroom

13 ft²

1,2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1,5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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