

A-rated lakefront home on about 10 acres

The Thatch, Falleens, Monasteraden, Co Sligo, F45 DH42

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About this property

The Thatch is a charming country home that comes to market with a rare and highly appealing combination of attributes, an A1 energy rating within a traditionally styled home, direct water frontage, ownership of Inch Island, and a fully equipped equestrian facility, set on about 10 acres.

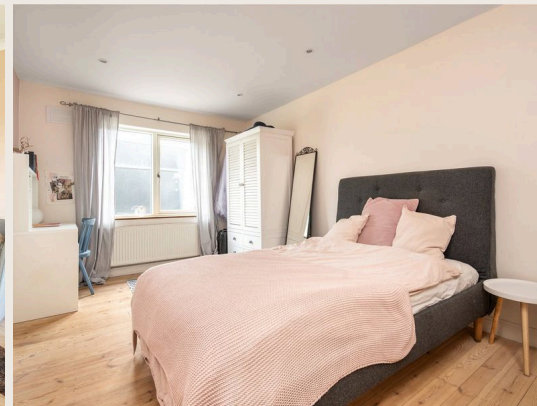
Extending to approximately 2,166 sq ft, the main residence is well-proportioned and carefully maintained, with generous living accommodation arranged to take full advantage of the surrounding views, from open farmland to the water's edge. Internally, the accommodation is both practical and inviting, centred around a spacious kitchen and dining area that serves as the heart of the home, complemented by well-balanced reception rooms that offer flexibility for both everyday living and entertaining. The four bedrooms are comfortably sized, with a considered layout that provides a clear distinction between living and sleeping quarters, making it well suited to family occupation. Large windows throughout ensure that natural light is maximised, while framing the surrounding landscape at every opportunity, reinforcing the strong connection between the house and its setting.

Grounds

The grounds at The Thatch are both productive and purposeful. The equestrian facilities are fully operational, with horse stables, paddocks, and a sand riding arena already in place — a meaningful advantage for buyers with horses, removing the considerable time and cost of establishing such infrastructure from scratch. Two outbuildings provide additional storage or working space, and the grounds further include a greenhouse, an orchard, and a vegetable garden that support a degree of self-sufficiency that many buyers seek but rarely find so well established.

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Plans

 2,166 sq ft

 11 acres

The Thatch Cottage

Approximate Gross Internal Area = 201.2 sq m / 2166 sq ft
Outbuildings = 81.2 sq m / 874 sq ft
Total = 282.4 sq m / 3040 sq ft

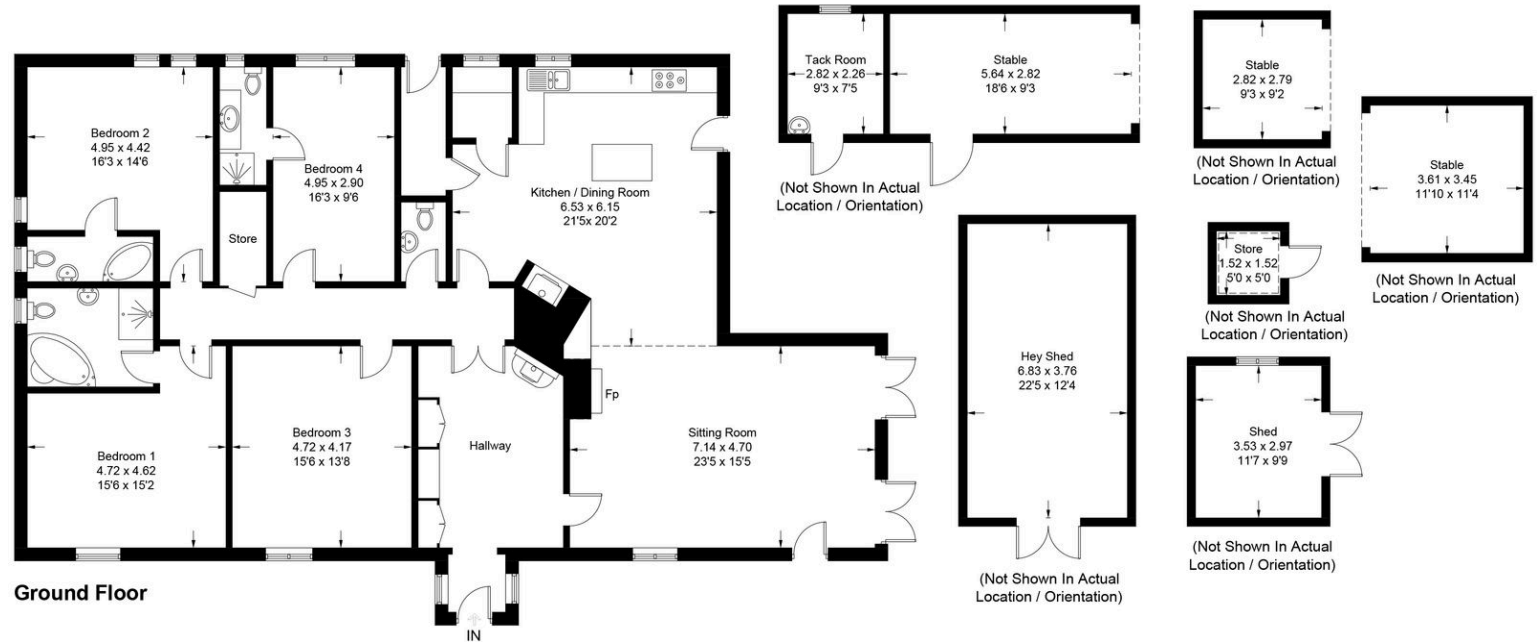


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Local Area

A good range of everyday amenities is available in the surrounding towns and villages, including Ballaghaderreen, Boyle and Carrick on Shannon, each offering shops, cafés, restaurants and essential services. The area is also well served by a choice of primary and secondary schools, making the location suitable for both family living and long term occupation.



Purpose of identification only, although believed to be correct. Its accuracy cannot be guaranteed.

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Enquire



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