



Cooliney House

on c.20.23 ha, (c.50 acres)

Kilrickle, Co. Galway

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A most attractive period residence set amidst c.50 acres
of highly fertile land.

5
Bedrooms

2
Bathrooms

4
Reception Rooms


1.7
KM
Kilrickle

47
KM
Galway

170
KM
Dublin





An aerial photograph of a rural landscape. The foreground and middle ground are dominated by vibrant green agricultural fields, likely pastures or young crops. A prominent, dense line of mature trees runs diagonally across the left side of the frame, casting long shadows onto the fields. The terrain appears to be rolling, with gentle slopes. In the background, more fields and a distant treeline are visible under a clear sky. A semi-transparent text box is overlaid on the center of the image.

*The lands extend to
c.50 acres of highly
fertile agricultural
(limestone) land set
out in in well
proportioned fields*

The Property

A particularly attractive small estate comprising a 5 bedroom period house, well maintained stone built yard with associated outbuildings and self contained apartment. The lands extend to c.50 acres and are of highly fertile agricultural (limestone) land set out in in well proportioned fields suitably fenced and with extensive road frontage. The property also has the benefit of a stunning walled garden, well stocked with fruit and vegetables.

Cooliney is well placed for commuting into Galway city, approximately half an hour's drive away and offering a huge array of services and facilities, both for work and pleasure.

There is excellent hunting locally with the Galway Blazers and there are golf courses nearby at Glassan and Ballinasloe. The River Shannon, one of Europe 's longest navigable rivers is a short drive away. Lough Corrib, internationally renowned for its Brown Trout fishing and the sandy beaches and majestic mountains of the west coast are all within an easy drive.





Accommodation

The accommodation comprises briefly:

Ground Floor

Entrance hallway

Cloakroom with whb & wc.

Drawing room

Dining room

Study

Playroom/4th Reception room

Kitchen

Butler's pantry

Pantry and Larder/Freezer room

Utility room

First Floor

5 bedrooms (all en-suite) & bathroom.



Outside

The self-contained 2 bedroom apartment

15 loose boxes

Tack room

Farm office

(All with overhead lofting)



Indoor Riding Arena.

Tool shed and Fuel store

Potting shed with leanto forge



Enclosed yard with 3 bay hay shed and lean to.

6 bay machinery shed

Implement shed

Poultry house



Amenities

Racing

Racegoers are well catered for with Galway, Kilbeggan & Roscommon all within easy driving distance.

Golfing

Both Ballinasloe & Portumna golf courses are just a short drive away.

Hunting and Shooting

A choice of hunting packs are available including the Galway Blazers which within easy boxing distance.

Education

There are a number of primary schools in the locality; with secondary education available in Ballinasloe & Galway. Additionally Garbally College is within the county and within driving distance of Cooliney House.

Fixtures and Fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together are excluded from the sale but some may be available by separate negotiation. Such items include all carpets and curtains, light fittings, domestic electrical items and garden statuary.

Easements, Wayleaves and Rights of Way

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not. All sporting rights, standing timber and minerals, insofar as they are owned, are included in the freehold sale.


Details

Services

Oil fired central heating * Private water supply * Septic tank * ESB and telephone.

Local Authority: Galway County Council.

Energy Rating

 Certificate No: 107818817 * Efficiency: 367.34 kWh/m2/yr

Directions

From Dublin (170 kms), proceed on the M4 motorway for Galway and at junction 11 join the M6 motorway for Galway. Leave the motorway at junction 15 signed for Aughrim and take the 2nd exit at Gabally roundabout following the signs for the R446. Proceed approximately 18 km to Kilrickle village. Proceed through the village and continue for approximately 1.7 km. The property for sale is on the left.

From Galway (47 kms) take the M6 motorway for Dublin and take exit 16 for Portumna & Loughrea. Take the 3rd exit at the roundabout on to the N65. At the next roundabout take the 2nd exit and at the next roundabout also take the 2nd exit. (Following the signs for the N65) At the next roundabout (Fairfield) take the first exit on to the R446 and after approximately 2 km the property for sale is on the right.

Solicitor with carriage of sale

Vincent Shields Solicitors, Cross Street, Athenry, Co. Galway.

Viewing

Viewing is strictly by appointment with Goffs Country.



GOFFS

PROPERTY

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SPECIALISTS IN SALES AND ACQUISITION OF COUNTRY PROPERTY

These details are for guidance purposes only and do not form part of any contract. This firm does not hold itself responsible for any inaccuracy in the particulars or terms. Fixtures and Fittings: all items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation.

Such items include all fitted carpets & curtains.

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