

A distinguished period residence alongside the Boyle River

Frybrook House, Bridge Street, Boyle, Co Roscommon

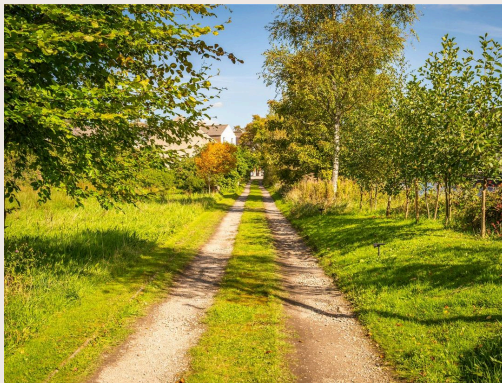
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About this property

Located in the heart of the historic town of Boyle, Frybrook House is a distinguished Georgian residence that seamlessly blends 18th-century elegance with modern comfort. Its peaceful riverside setting evokes the charm of a country estate, yet the property is centrally located in the town and all of its amenities, offering the rare combination of tranquillity and convenience.

The house is approached through a gated, pillared entrance beside the gate lodge. A sweeping driveway, flanked by mature trees, leads to the main residence. Sensitively restored by its current owners in recent years, Frybrook House is presented in excellent condition and currently operates as a bed and breakfast, reflecting both its architectural pedigree and commercial potential.

Accommodation is arranged over three principal storeys offering generous proportions and refined living spaces. The interiors are thoughtfully curated, original detailing, and a harmonious blend of period character and contemporary design. The house features high ceilings, delicate cornicing, and a sweeping original staircase. There are three bedrooms to the front of the house while there is scope to create a private quarters to the rear, with four further bedrooms and a toilet facility on the ground floor along with another room that can work as a

bedroom/office/sitting room. All bedrooms are ensuite. The layout and scale lend themselves equally to family living, hospitality or alternative ventures.

Frybrook House represents a rare opportunity to acquire a residence of distinction, combining heritage, amenity, and income-generating potential in one of the west of Ireland's most characterful towns.

In all the accommodation extends to approximately 7,424 sq ft / 689 sq m.

To the rear of the property, a collection of traditional outbuildings and storage sheds provide practical utility and potential for further development, subject to planning.

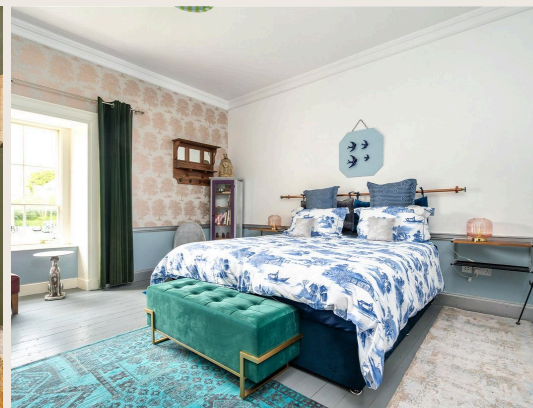
Gate Lodge

Positioned beside the entrance and overlooking the Boyle River, the Gate Lodge is believed to date from 1753. It has been sympathetically renovated and is currently tenanted as a café/bistro offering an additional amenity and a complementary income stream to the main house. Further information available from the selling agents on request.

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Plans

 7,424 sq ft / 689 sq m

 3 acres

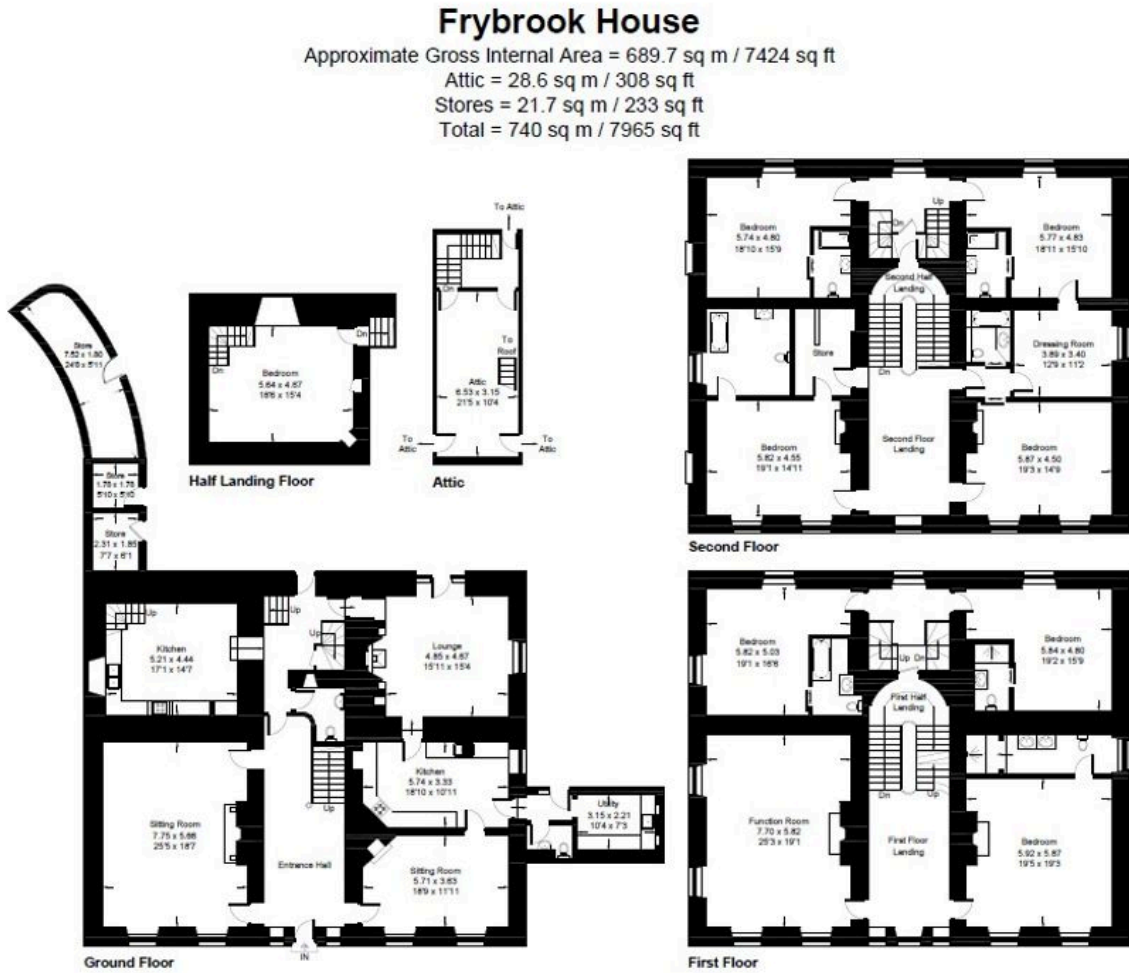


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1239496)

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Local Area

Frybrook House enjoys a prime position in the heart of Boyle, a thriving heritage town renowned for its rich history, vibrant cultural scene, and picturesque natural surroundings. Boyle offers an excellent array of amenities, including independent shops, cafés, pubs, schools, and sporting clubs, all within walking distance of the property. The town is also home to two landmark attractions: the 12th-century Boyle Abbey and King House, a beautifully restored Georgian mansion now serving as a museum and cultural centre.



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Property Details

Key Features

One of the finest and most important Georgian properties in Roscommon
Recently renovated and restored to its former glory
Gate Lodge
Frontage onto the Boyle River
Parkland setting

Services & Additional Information

Oil Fired Central Heating
Septic Tank
3-Phase Supply of Electricity
Solar Panels
Water Softener System
Fire Alarm System
Broadband

BER

BER Rating = Exempt

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Enquire



Liam McCarthy
Dublin - Country
+353 83 878 4989
liam.mccarthy@savills.ie

More Information



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