



# STELLA MARIS

Killerduff, Ballycastle, Co. Mayo, F26 YX97. *Approx 0.8 ha (2 acres)*

Colliers

## THE PROPERTY

A meticulously restored coast guard house in a dramatic coastal setting.

Located on the Wild Atlantic Way, adjacent to Ballycastle Pier, offering fine views over the bay to the now renowned Downpatrick Head Sea Stack.

Built in the late 1800's, this deceptively spacious building of over 7,000 sq.ft was restored & modernised in the early 2000's. Care was taken to retain the period character yet cater for modern comfort and convenience. Extensive works included roofing, wiring, plumbing, flooring and window replacement among the many upgrades.

Stella Maris makes a wonderful private house and due to the quality and extent of the accommodation also lends itself to a myriad of options for income potential.

## HISTORY

From construction by the British Admiralty, through some years of use as a convent, to a family home with apartments, to a small country house hotel, the building has an interesting historical narrative.





## ACCOMMODATION

Entry is via the entrance hall on the ground floor of the three-storey tower. True to design the sitting room, lounge, kitchen and dining room all interconnect and a superb feature of the property is the sunroom which runs virtually the entire length of the building, taking full advantage of the quite spectacular views. Also at this level is a further optional sitting room, or bedroom, a laundry & utility room. On the first floor, right off the landing area are three en-suite bedrooms. Radiating off a single hallway are five en-suite bedrooms, while on the second floor are a further two en-suite bedrooms. A self-contained unit, comprising sitting room, kitchen, bathroom with one bedroom occupies the second three-storey tower.







## LOCATION

Situated less than 3km from Ballycastle village, Stella Maris, from its elevated position on the access road to Ballycastle Pier, has views across Bunatrahair Bay to Downpatrick Head and Sea Stack.

The location provides ready access to pristine beaches, ocean activities, walking pursuits, great golf with the championship links courses of Enniscrone and Carne 45 minutes away, historic sites, wilderness parks, art programs, an art museum, sea, trout & salmon fishing all within easy reach being located on the Wild Atlantic Way, this is a coastal paradise and the important Neolithic site Ceide Fields dating back 5,000 years is only minutes away.

Ballycastle	2.7km
Ballina	29km
Knock Airport	77km
Westport	71km

## THE GROUNDS

The grounds extend to approximately 2 acres and include forecourt parking, lawns to the front of the house and a small field to the rear. There is a boathouse to the side of the property and also a large games room.

## CONTENTS

Fitted carpets, drapes and light fixtures are included in the sale and most of the contents will be available at valuation if required.

**Viewings: Strictly by prior appointment. Price: €710,000**

## SERVICES:

Gas fired central heating, mains water, 3-phase electricity, pressured water system, alarmed. Puraflo treatment system.

## CONTACT



Colliers International  
19-26 Lower Pembroke Street  
Dublin 2  
**T:** + 353 1 633 3700  
**W:** www.colliers.com

**Callum Bain**  
**T:** +353 1 633 3700  
**M:** +353 86 811 8367  
**E:** callum.bain@colliers.com

**Marcus Magnier**  
**T:** +353 1 633 3785  
**M:** +353 86 255 5161  
**E:** marcus.magnier@colliers.com

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