



# Raheen House & Farm

Raheen, Killala, Co Mayo



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Killala (5 km), Ballina (13 km), Enniscrone (26 km), Knock Airport (53 km), Dublin Airport (256 km)  
(all distances approximate)

## Productive farm in a contiguous block with a charming farmhouse and extensive farm buildings

Refurbished 19th Century farmhouse set in a commanding position with 3 reception rooms and 5 bedrooms

Courtyard, landscaped lawns and mature woodland

Range of traditional outbuildings and farm buildings Former dairy farm with 90 cubicles

Productive farmland in a single block

**In total about 85 acres / 34 hectares**

**For Sale as a Whole by Private Treaty**



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Tel: +353 (0)1 618 1300  
Email: [country@savills.ie](mailto:country@savills.ie)  
PSRA Licence 002223

**Property Partners Gill & Glynn**  
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Tel: +353 (0) 94 954 2819  
Email: [gillandglynn@propertypartners.ie](mailto:gillandglynn@propertypartners.ie)  
PSRA Licence 004682



## LOCATION

Raheen House and Farm enjoys a peaceful yet scenic setting in Raheen, just outside the heritage town of Killala in County Mayo. Located along Ireland's famed Wild Atlantic Way, this stretch of North Mayo coastline is celebrated for its dramatic cliffs, pristine beaches and uninterrupted ocean views. The area provides a rare blend of coastal beauty and rural tranquillity, while still being within easy reach of nearby towns and amenities.

The property is conveniently situated approximately 6 kilometres from Killala, a picturesque coastal town rich in history and local charm. Killala offers a comprehensive range of day-to-day amenities including a supermarket, cafés, pubs, restaurants, health services, a harbour, and access to the Killala-Ballina Greenway—ideal for walkers and cyclists. The town also features a number of historical landmarks, including Round Towers, ecclesiastical ruins, and ancient forts.

Just 13 kilometres away is Ballina, the largest town in North Mayo, offering a more comprehensive range of amenities including shopping, dining and world-class salmon fishing on the River Moy. Ballina also provides access to a wide selection of primary and secondary schools, sports clubs, and essential services.

The wider area offers excellent recreational opportunities, from golfing at Enniscrone and Carne Links, to hiking along the cliffs at Downpatrick Head or exploring the Céide Fields, one of the oldest Neolithic field systems in the world. For marine and beach enthusiasts, Lacken Strand and Kilcummin Back Strand are popular for swimming, horse riding and water sports. Ross Beach, Killala is also in close proximity and is a blue flag beach.

Despite the rural setting, Raheen House and Farm benefits from excellent transportation links, including the R314 connecting the area south to Ballina and north to Ballycastle. Ballina benefits from regular bus and train services to Dublin, while Ireland West Airport Knock, just 53 kilometres away, provides convenient access to international flights.

The area surrounding Raheen House and Farm is predominantly agricultural, characterised by open fields and picturesque countryside. It benefits from a well-established agricultural infrastructure, including a strong network of agricultural merchants, milk processors and livestock markets.

## RAHEEN HOUSE

Raheen House and Farm is a charming period residence set in a peaceful and private location just outside the coastal town of Killala. Surrounded by mature trees and open farmland, the house enjoys a secluded setting that offers both privacy and scenic rural views.

Accessed through a pair of traditional stone piers, a tree-lined driveway leads to a generous parking area at the front of the house. Believed to date from the late 19th Century, Raheen House is a well-proportioned country home of classic design, featuring a rendered façade beneath a hipped slate roof.

Accommodation is arranged over two storeys and offers a spacious and well-balanced layout as illustrated in the accompanying plans. Internally, the house retains period features including ornate ceiling roses, cornicing, high ceilings, architraves and a decorative marble fireplace.

The property is entered via a porch into a welcoming entrance hall, where a fine curved staircase forms an elegant focal point. From the hall, there is access to two principal reception rooms, both positioned to the front of the house and ideal for formal entertaining or relaxed family use. Also located on the ground floor is a study, a generously sized utility room and a bathroom.

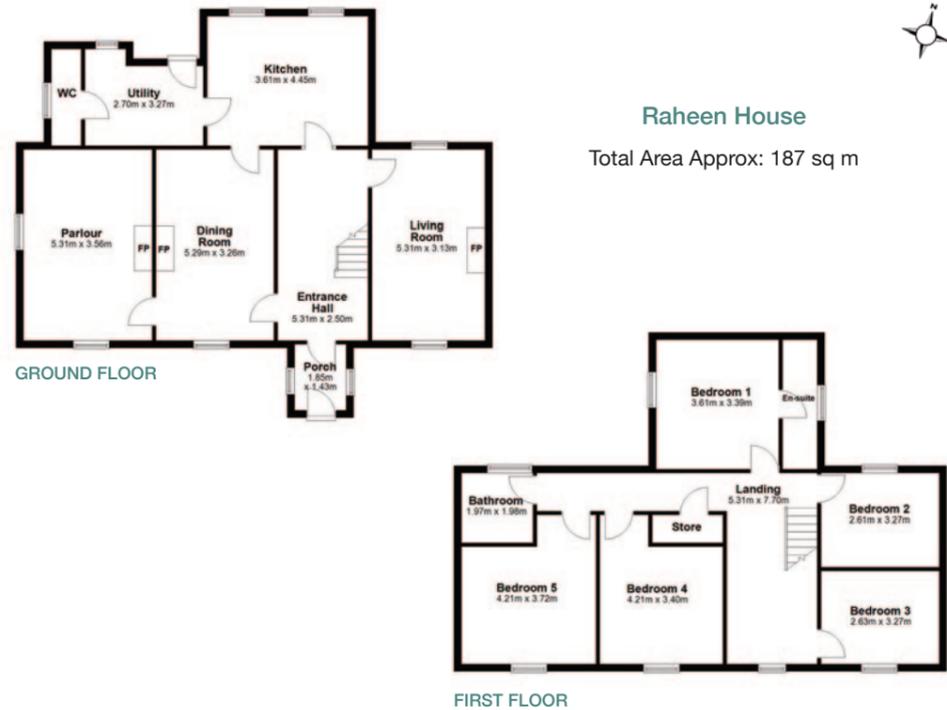
Upstairs, the first floor is laid out to provide five spacious bedrooms, one of which is ensuite, along with a family bathroom. The generous proportions and natural light throughout make this a comfortable and adaptable family home.

## GARDENS & GROUNDS

The house is set within mature and well-established grounds, with formal gardens to the front predominantly laid to lawn. Framed by a variety of mature trees and planting, the setting offers both privacy and natural beauty, creating a picturesque and tranquil environment.

## OUTBUILDINGS

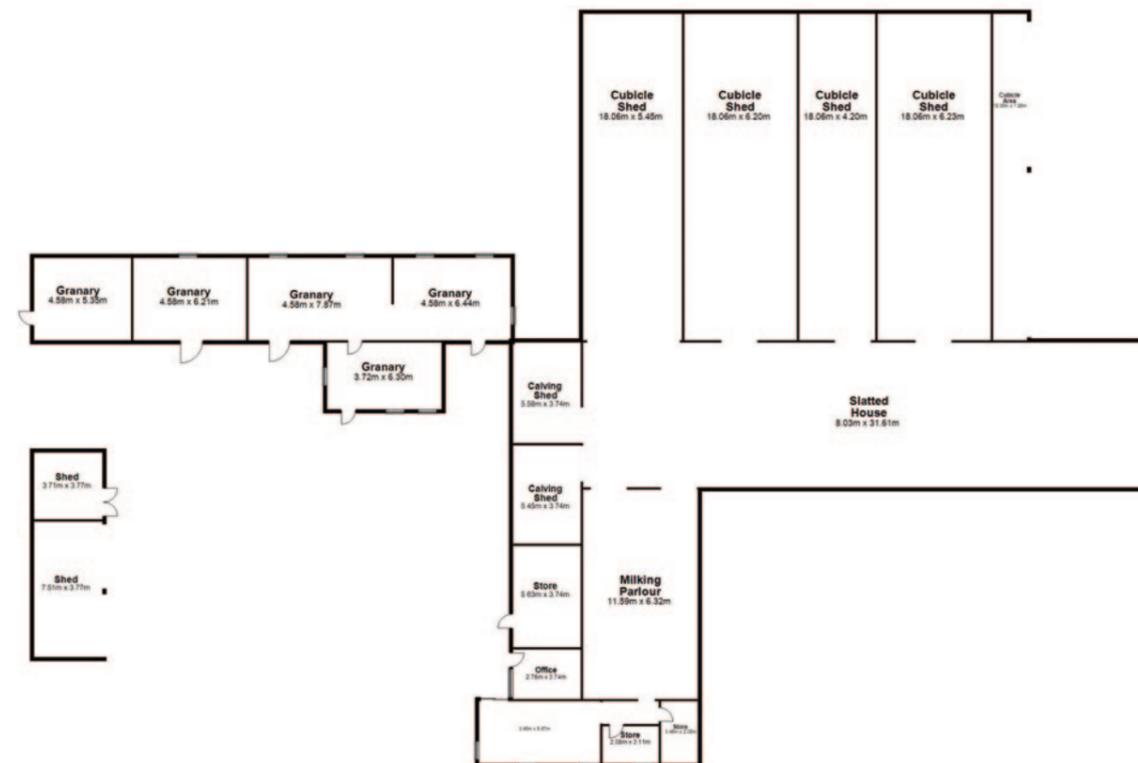
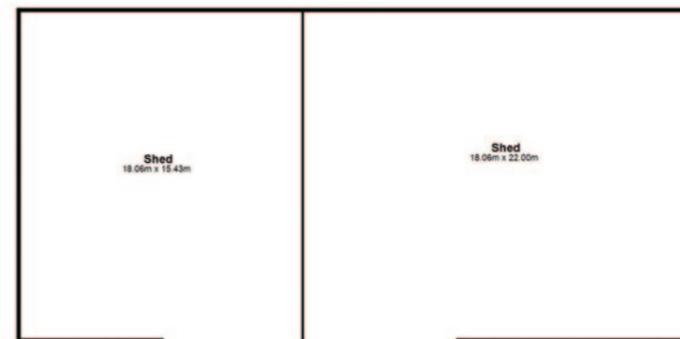
To the rear of the house lies a charming courtyard, enclosed by a series of traditional outbuildings and stores.





### Outbuildings

Total Area Approx: 1,753.0 sq m



### FARM BUILDINGS

Raheen House and Farm is well-appointed with a range of functional farm buildings, all conveniently located to the rear of the main residence. These include a substantial seven-bay shed of steel-frame construction, partially slatted and roofed with corrugated sheeting. This structure incorporates the original dairy unit and is adjoined by traditional stone-built stores and cubicle shed with 90 cubicles, also with corrugated roofing.

Additional sheds of traditional construction are located throughout the yard and are currently used for general-purpose storage.

To the west of the farmyard lies a large grain store/machinery shed. This four-bay double Dutch barn includes lean-tos on either side and is of steel portal frame construction with corrugated roof and cladding. It features shuttered concrete walls and a solid concrete floor, ideal for heavy machinery or crop storage.

The yard itself is well laid out with extensive concrete aprons and hardstanding, providing excellent access and manoeuvrability. It also includes two silage clamps, both with concrete bases and retaining walls.

### FARMLAND

The land at Raheen House & Farm lies in a contiguous block and comprises productive rolling grassland interspersed with areas of mature woodland. The topography is gently undulating, with elevations ranging from approximately 24 metres / 78 feet above sea level at the northern end to about 20 metres / 65 feet at the southern boundary.

key feature of the holding is its extensive road frontage, stretching approximately 650 metres, complemented by a network of internal tracks providing excellent access throughout the property.

The land is laid out in a series of well-sized fields, enclosed by a combination of traditional stone walls, mature hedgerows, and electric fencing. This landholding presents an attractive opportunity for both livestock grazing and broader agricultural use.

The land can be classified as follows:

Land	Acreage
Pasture	81 Acres
Woodland	2 Acres
Miscellaneous	2 Acres
<b>Total</b>	<b>85 Acres</b>

## GENERAL REMARKS & STIPULATIONS

### Viewing

Strictly by private appointment with the joint selling agents Savills and Property Partners Gill & Glynn.

Given the hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, for your own personal safety.

### Eircode

F26 TF40

### BER

BER Rating – E2 BER No. – 117893743

### Fixtures & Fittings

All fixtures and fittings are excluded from the sale including garden statuary and other removable fittings, although some items may be available by separate negotiation.

### Local Authority

Mayo County Council  
Áras an Chontae  
The Mall  
Castlebar  
Co. Mayo F23 WF90  
Tel: +353 (0) 94 906 4000

### Services

Oil-fired central heating, private drainage, mains water supply and fibre broadband available.

Please note that the joint selling agents have not checked the services and any purchasers should satisfy themselves with the availability and adequacy of all services.

### Entry & Possession

Entry is by agreement with vacant possession.

### Entitlements to the Basic Payment Scheme

Entitlements to the Basic Payment Scheme are not included in the sale.

### Offers

Offers may be submitted to the joint selling agents.

Savills  
33 Molesworth Street, Dublin 2  
Email address: [country@savills.ie](mailto:country@savills.ie)

Property Partners Gill & Glynn  
Main Street, Ballinrobe, Co Mayo, F31 HH39  
Email address: [cglynn@propertypartners.ie](mailto:cglynn@propertypartners.ie)

### Best Offers Date

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

### Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the seller satisfaction that the purchasers have access to the funds required to complete the purchase at the offered price.

### Wayleaves and Rights of Access

The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchasers will be held to have satisfied themselves as to the nature of all such rights and others.

### Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

### Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the joint selling agents and the seller's solicitors, and the purchasers shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

### Generally

Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

### Important Notice

Savills, Property Partners Gill & Glynn and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and that Savills and Property Partners Gill & Glynn have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared June 2025.

