



# FINEA LODGE

Mullingar, County Westmeath | Ireland

BER D2

Ireland

**Sotheby's**  
INTERNATIONAL REALTY



# FINEA LODGE

Finea Lodge, built circa 2008/09, is set within approximately 24 acres with lake frontage onto Lough Kinale, only 0.75 miles/1km from the village of Finea, on the Cavan / Westmeath border and only 1½ hrs from Dublin, making it a great place for a weekend retreat as well as a family home.

Built circa 2008/09 the interior of the house is completed to a builders finish, with the scope to create a spacious home very evident. The ground floor comprises of 2 reception rooms (1 of which is suitable for open fires), a large kitchen with a sun room and dining area, a wide entrance hall, a study, utility area, wc and a double garage. On the first floor there are 4 bedrooms, (1 having an ensuite bathroom) and a main bathroom. There is also a very large attic space that can potentially be made into 2 further bedrooms, subject to any necessary permissions.

Being at the builders finish stage allows huge scope for a successful buyer to make the house very much their own, and would be ideal for a family who enjoy fishing, shooting, horse keeping, with wonderful privacy to boot and an extended shoreline which includes a natural boat jetty.

Lough Kinale is on the Cavan, Westmeath and Longford borders, close to the village of Finea. It has been designated a special area of conservation. The whole of Lough Kinale is very important for waterfowl and coarse fishing and is connected to Lough Sheelin (which is noted for its Brown Trout), through the River Inny. Lough Kinale sustains important populations of Mute Swan, Pochard, Tufted Duck,



Wigeon, Coot, as well as many other species. The adjoining wetland areas provide ideal shelter and feeding for Golden Plover, Lapwing and Curlew species. Large numbers of Starlings land in the reed beds in the evenings, creating amazing formation scenes or murmurations. The lake also is a highly desirable area for fishing and produces good stocks of Roach, Bream, Eel, and Pike.

The Bridge of Finea is a historically important and strategic crossing point between Leinster and Ulster on a short stretch of the Inny between Lough Sheelin and Lough Kinale. It is still the only direct road connection between Westmeath and Cavan. A number of battles have taken place around the bridge due to its great strategic importance. The most important of these confrontations are two battles between Cromwellian and Confederate forces in 1644 and again in 1651. Notably the battle between Myles “The Slasher”

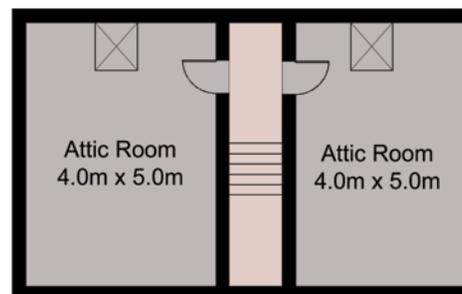
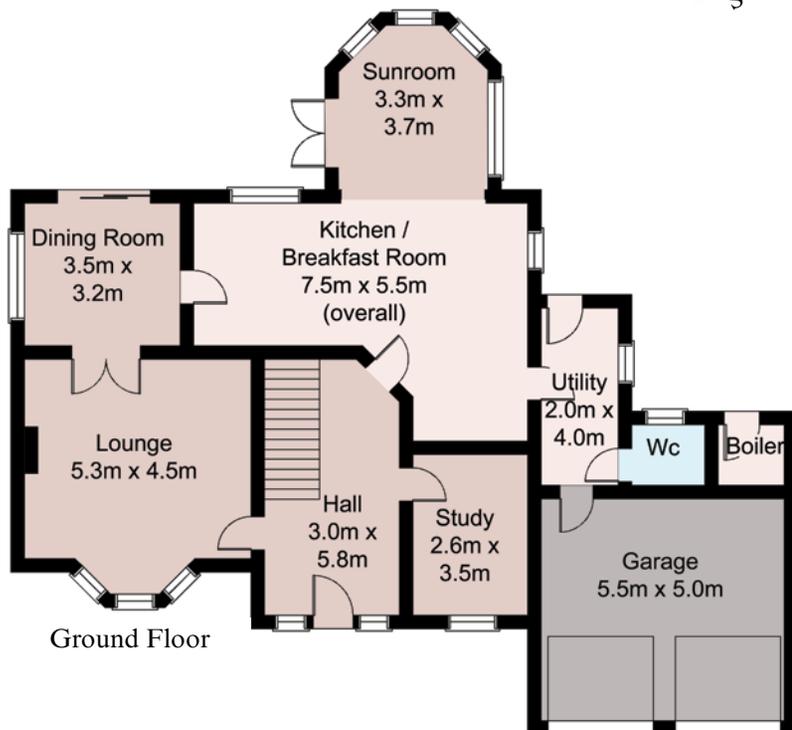
O’Reilly and Cromwellian troops.

Finea itself is a pretty village with a tree-lined main street leading to the stone bridge over the river Inny. Situated midway between Lough Sheelin and Lough Kinale, the village is popular with fishermen, particularly in the mayfly season. There is a general store (which is also a newsagents and petrol station), two public houses, a church, a school, as well as a food factory. The nearest towns forming an inner ring are Granard, Oldcastle, Ballyjamesduff, Castlepollard, and Edgerstown (direct and regular train connections). With the larger towns of Mullingar, Longford and Cavan forming an outer ring, approx. 30 minutes away.

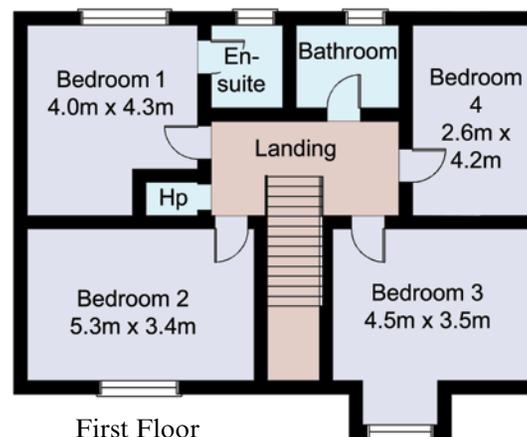
For those interested in buying into a lifestyle rather than just buying a house, Finea Lodge should be of considerable appeal.

FINEA LODGE  
MULLINGAR  
COUNTY WESTMEATH  
IRELAND

**BER D2** {Building Energy Rating Certification}  
BER: D2. BER No. 109354472  
Energy Performance Indicator: 267.78 kWh/m<sup>2</sup>/yr



Attic



First Floor

Offered for sale on circa 24 acres or 9.8 hectares

All showings by appointment only

House | 2,422 square feet or 225 square metres (excl. attic)

Towns | Finea 0.75 miles/1 km, Cavan 17 miles/28 km, Castlepollard 9 miles/15 km, Mullingar 21 miles/35 km, Dublin 88 miles/143 km

Dublin Airport | 88 miles/143 km

Trunk Road | N4/M4 25 miles/40 km

Eircode | N91 TW86

GPS | 53.7844, -7.4004 (53°47'03.8"N 7°24'01.4"W)

(Measurements and distances approximate)

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