



# Crookedwood House

Crookedwood, Mullingar, County Westmeath, Ireland

BER Exempt

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**A BEAUTIFULLY PROPORTIONED PERIOD HOUSE, WITH A TOTAL 12 BEDROOMS, RESTAURANT & FUNCTION ROOM PRIVATELY SET ON APPROX. 7.5 ACRES.**

829m<sup>2</sup> Approx.

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For Sale by Private Treaty

## ACCOMMODATION SUMMARY

Restaurant 298m<sup>2</sup>

Guest House Accommodation 359.6m<sup>2</sup>

Private Living Accommodation 179.3m<sup>2</sup>

## DISTANCE FROM

Dublin City Centre: 87.6 km | 54 miles

Mullingar: 13 km | 10 miles

## LOCATION

Crookedwood House is located a short distance from the town of Mullingar and lies south west of Lough Deravarragh. Mullingar, approximately 13 km (10 miles) away, is a busy town with a population of around 20,928 (2016 census) and is the 3rd most populous in the midlands region. Mullingar is a traditional market town that serves the large agricultural hinterland surrounding the town.

## HISTORY

Detached three-bay two-storey former Church of Ireland rectory, built 1820, house with two-storey to rear (south) and single and two-storey extensions to east side. Now in use as a restaurant and bed and breakfast. Hipped natural slate roof with rendered chimneystacks and projecting eaves course. Pebbledashed walls. Square-headed window openings with replacement windows. Central round-headed doorcase with cut stone architrave surround with projecting keystone, fluted blocks, replacement timber door with spoke fanlight over. Set back from road in extensive ground. Former Church of Ireland church, St. Munna's (15401238) to west.

## CROOKEDWOOD HOUSE

Crookedwood House has a private residence with four double bedrooms leading to an award-winning restaurant which can set up to 70 people and has panoramic view of Lough Deravarragh. recently has been converted into a luxury

guesthouse which contains 8 double rooms all with en-suites. Situated in a private courtyard is a newly refurbished function room which seats up to 70 guests.

The property is met with an entrance hall leading to the residential house which contains large kitchen, sitting room, office, utility room. First floor contains four double bedrooms, main family bathroom and hot-press. Off the utility room you arrive to the reception area for the guesthouse which contains 8 double rooms all with en-suites. From this we enter the restaurant area which has panoramic views of Lough Deravarragh. Situated in a private courtyard is a newly refurbished function room which can seat up to 70 guests.

## LANDS

The lands surrounding Crookedwood house comprises of 7.5 acres of amenity lands and roadways with parking included.

## TECHNICAL INFORMATION

**SALE METHOD:** By Private Treaty

### FIXTURES & FITTINGS:

The property is being sold with all remaining fixtures, fittings and furniture.

### SERVICES & FEATURES:

Mains electricity, septic tank for foul drainage, oil fired central heating.

### TENURE:

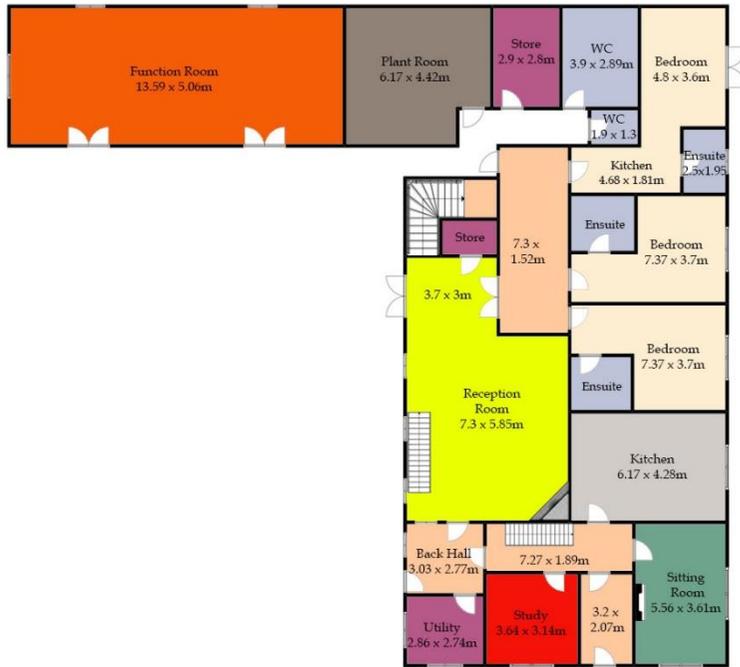
For Sale Freehold.

### VIEWING:

Strictly by Private Appointment.

**PRICE:** €750,00

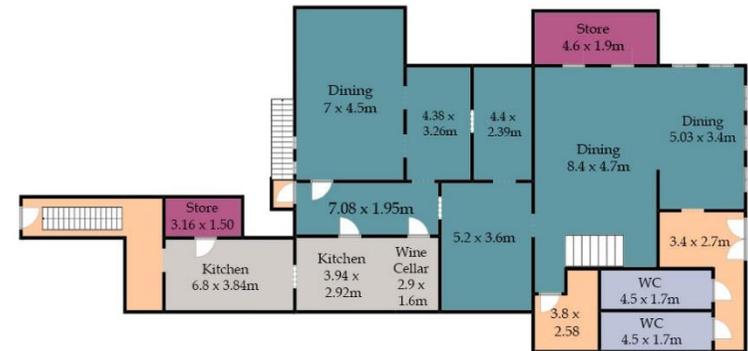




Ground Floor



First Floor



Basement

Measurements and layout are approximate and for illustration purposes only







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