

















### About this property

Nestled within almost 5 acres of landscaped grounds, Rose Cottage stands as a testament to meticulous restoration, with no stone being unturned. This exquisite property combines two stone cottages from the 18th century, seamlessly linked to create a haven of timeless charm and elegance. At the heart of its landscaped mature gardens lies a captivating 500,000-litre spring-fed pond, a sanctuary for an array of beautiful wildlife, enhancing the serene and private ambience that envelops the property.

The journey to Rose Cottage begins with an impressive approach via 7-foot electric gates, leading down a hedge-lined 180-meter driveway, ensuring privacy and an immediate sense of arrival.









### Plans



191.5 Square Meters

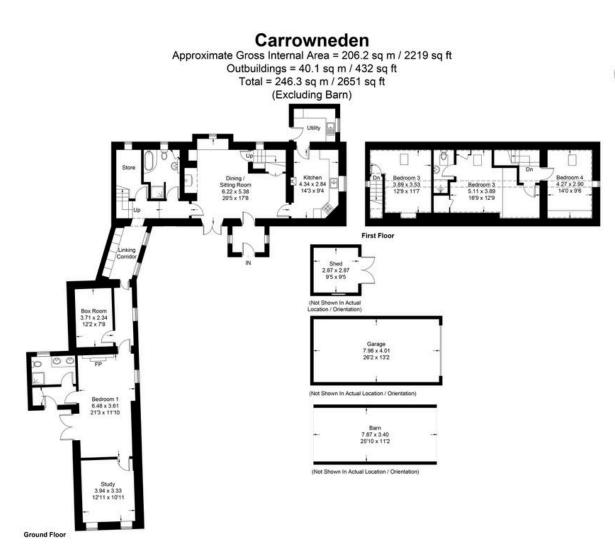
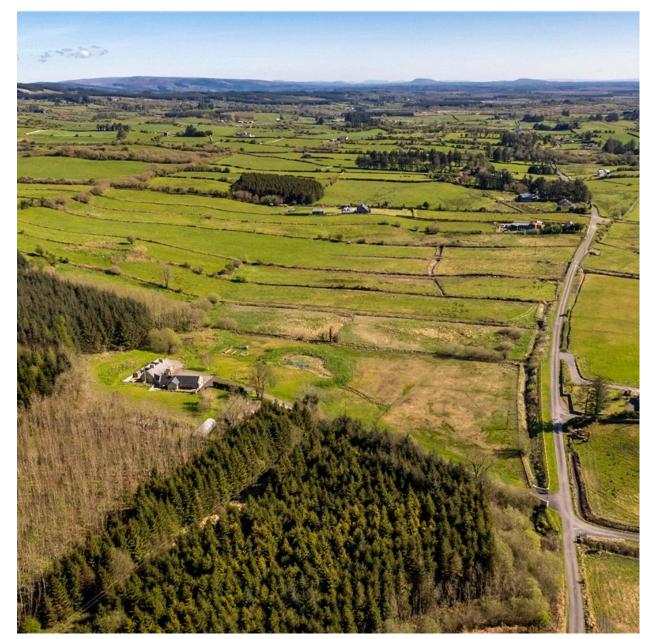


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1073934)





#### Local Area

Rose Cottage sits between the quaint market towns of Swinford and Foxford located in the East of Mayo and is approx. 22.6 Km from County Mayo's largest Town of Ballina. With excellent transportation connections, residents enjoy swift access to major routes such as the N26 & N5, as well as convenient TFI Bus services 421 & 451, and the Bus Eireann route 22 to Dublin Airport. Additionally, Knock Airport lies a mere 18 km away.





### Property Details

#### **Key Features**

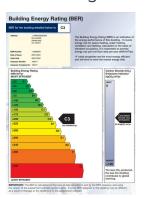
- Recently renovated 18th century 4-bed cottage
- -Property sits on approx C.5 acres
- -500,000 ltr natural pond
- -Multiple outbuilding's with water and electricity

#### **Services & Additional Information**

- Oil Fired Central Heating
- -CCTV Security System
- -Solid Fuel Back Boiler
- -Own Septic Tank
- -Well Water

#### **BER**

BER Rating = C3



#### **Local Authority**

Mayo County Council

#### **Tenure**

Freehold



### Enquire





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### More Information







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Viewing strictly by appointment

Property Ref: DUY240043







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