

GOBLUSK HOUSE

LOUGH ERNE, CO FERMANAGH



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Goblusk House is a truly magnificent 'Georgian style' five bedroomed residence which stands on approximately 19 acres to include approximately 5 acres of beautiful rolling landscaped gardens with manicured lawns and additional paddocks. Further accommodation is provided by a first floor apartment which sits above the original adjoining coach house and stables, enclosed by a paved walled courtyard.

The property was completely restored in the mid 1990's on the site of the original Goblusk House and was designed by the award winning Edinburgh Architect Nicholas Groves-Raines whose meticulous attention to detail means both the exterior facade and interior are presented beautifully with harmonious proportion and symmetry. The restoration involved retaining many of the original buildings, including the coach house and stables, gardener's workshop and garden stone walls. Perfectly positioned in a spectacular setting overlooking Goblusk Bay and Lough Erne Yacht Club, Goblusk House enjoys one of the most breathtaking lake views Co Fermanagh has to offer.

Access to this magnificent home is gained through a grand gated entrance along a woodland avenue providing glimpses of the lake in preparation for the full extent of the dramatic views that greet you on arrival at this great house. The gravelled forecourt is bordered by stone walling and is flanked by landscaped gardens and manicured lawns. The paved courtyard to the side of the main residence includes original stables, coach house and a number of stores.





Also on the grounds is a large hangar which is conveniently located only a minute's walk from the main residence and houses five loose boxes or alternatively a large storage space ideal for a helicopter or boat.

The landscaped gardens of Goblusk House can only be described as breathtaking and include gently sloping lawns to the front of the house which boast a number of captivating features including an ornamental pond with oriental style wooden bridge, a hidden well and a number of seating and dining points where one can sit back and enjoy the magnificent lake views at this tranquil lakeside setting. Guaranteed to be any garden lover's dream, the lawns and gardens are set in a wonderful profusion of mature and rare trees, plants and shrubs which have been carefully maintained by the current owner. The walled kitchen garden features a parterre and the stone patio to the side of the house can be accessed from the sun room offering the perfect space for warm weather dining and entertaining.

This stunning property is located only a three minute drive from Enniskillen Airport and only five minutes by boat to the Five Star Lough Erne Resort which hosted the G8 Summit in 2013. Lough Erne Yacht Club, the Manor House Hotel and Golf Course and the Manor House Marine are all within a few minutes walk of the magnificent Goblusk House.

Accommodation - Main Residence

A magnificent loggia provides access to the front door and main entrance.

Entrance Hall: An elegant entrance hall with Georgian style fan light over entrance door and arched recesses with built in cupboards over.

Reception Hall: Oval in shape, this outstanding reception hall features an open fireplace with marble surround. The curved self-supporting staircase with wrought iron balustrade and curved handrail stands as a stunning focal point. The ceiling is vaulted and light floods through both floors from the central cupola.





Drawing Room: Located at the front of the house this large reception room benefits from a dual aspect and an 'Adam' style open fireplace with antique brass surround and marble inset.

Dining Room: Located to the left hand side of the hallway benefiting from a dual aspect and double doors to: - Kitchen / Family Room: A large open plan room with bespoke 'country style' kitchen units. A Palladian window over the sink provides a perfect view of the elegant formal side garden. The Noble oil fired cooker stands as a warm and attractive focal point to this exceptionally homely room. The adjoining living area features an open fireplace with attractive built-in display units.

Sun Room: Set off the kitchen / living area, this outstanding room features vaulted ceilings, arched windows, a Porthole feature window and Terracotta floor tiles. Two pairs of French Doors with Georgian style fanlights lead to the paved terrace and manicured gardens.

Home Office / Study: Located to the rear of the house, well fitted with built-in cabinets and storage presses. Double French doors leading to the rear of the house.

Utility: set off the reception all to the side of the house and featuring traditional style cupboards, plumbed for utilities and featuring traditional enamel sink and terracotta tiled floor. Guest WC located off this area.



First Floor

Master Bedroom: Large bedroom located at the front of the house enjoying exceptional views over Goblusk Bay and which features built in wardrobes, an open fire place and access to Bedroom 4.

En-suite / adjoining bathroom: A large bathroom with 'Charlotte' period style free standing bath, wc, bidet, whb, step-in shower unit and heated towel rail. Fabulous views of Goblusk Bay.

Bedroom 2: Large double bedroom located at the front of the house with dual aspect and en-suite shower room.

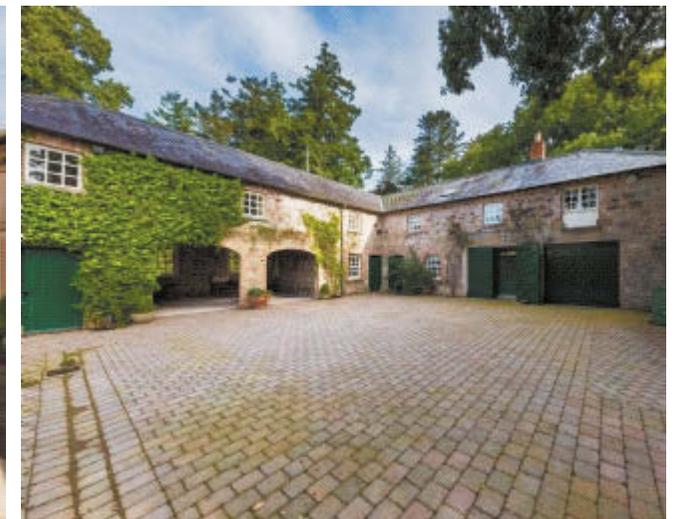
Bedroom 3: Large double bedroom with en-suite shower room located at the rear of the house.

Bedroom 4: Double bedroom located to the rear. With access to the master bedroom. Ideal for use as a nursery / children's room.

Bedroom 5 / Sewing Room: located to the side of the house.

Stables / Coach House Apartment Located to the side of the house this apartment has its own independent oil fired heating system and alarm system. Ground floor accommodation comprises entrance hall, wc and utility room which houses the oil fired boiler. Accommodation on the first floor includes fully fitted kitchen / dining room, lounge with open fireplace with multi-fuel stove, two bedrooms (master with en-suite) and shower room. This apartment enjoys its own separate entrance driveway and parking from the main entrance. This accommodation offers the perfect space for use as a 'granny flat' or indeed staff quarters.

Two bedroom apartment comprising entrance hall and utility at ground floor level and first floor accommodation to include kitchen, living / dining room and two bedrooms (master with en-suite shower room).





Features

- Magnificent Georgian features throughout
- Stunning views over Goblusk Bay
- Oil fired central heating
- Beautiful landscaped gardens
- Two bedroomed courtyard apartment
- Large Hangar with five loose boxes, wc, office compartment and electric entrance door
- External courtyard with original stone walls coach house, stables & stores
- Original gardeners' workshop



Approximate Overall Floor Area:
591sq.m. / 6361sq.ft.

Price: £1,950,000

Viewing: By Appointment



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