PROPERTY PARTNERS MULHOLLAND

Kilnamonagh, Collooney, Co. Sligo F91 AE19

BER B

4 Bedroom Res 238 m² / 2,562 ft² & Chalet 29 m² / 312 ft²

Guide Price: €479,000



Property Partners Mulholland are delighted to offer for sale this truly unique detached residence, set on a generous 1.24-acre site in an idyllic rural location. The property enjoys the peace and tranquillity of the beautiful surrounding countryside, while being conveniently located just 3 km from Collooney and approximately 15 km from Sligo town.

Set on a wonderful private site, this distinctive property offers a wealth of additional accommodation and facilities, including a separate one-bedroom chalet, a garden room and large three-car carport. The mature gardens provide a peaceful and private setting, with beautiful lawns, established trees and extensive grounds creating an ideal environment for outdoor relaxation and enjoyment.

The main residence has a bright and welcoming interior, with extensive glazing bringing the surrounding greenery into many of the principal rooms. The accommodation includes an

entrance porch, hallway, kitchen / dining room, pantry, spacious living room, home office, guest WC, four bedrooms and bathroom. In addition, a substantial extension offers excellent potential for further accommodation. With its own separate entrance and direct access to the main residence, this versatile space could readily lend itself to additional living accommodation.

The property also benefits from a wonderful, recently constructed, self-contained one-bedroom chalet. There is also a large garden room featuring extensive glazing and a solid fuel stove, offering a versatile additional space with a variety of potential uses. A large three-car carport and garden store complete the extensive ancillary accommodation.

The property has been upgraded and very well maintained, and benefits from a newly installed septic tank / treatment system, an energy-efficient condensing combi oil boiler, extensive insulation, and upgraded double-glazed windows throughout. This represents a terrific opportunity to acquire a truly individual property offering generous accommodation, excellent ancillary facilities and a wonderful private rural setting.

Accommodation

1st Floor

Entrance Porch	4.3m x 2.4m	A most appealing bright entrance porch with dual aspect windows. Tiled floor
Hallway		Chinese slate floor. Extensive fitted Sliderobe-style wardrobes providing excellent storage.
Kitchen / Dining Room	6.5m x 4.0m	Chinese Slate Floor to Kitchen, 'End grain' wood floor to Dining. Custom made Kitchen with tile work top. Included: hob & oven. dishwasher, fridge freezer, table and chairs. South facing (tilt & turn) windows to garden. Door to rear. Pocket sliding doors to Lounge.
Pantry	3.6m x 1.5m	Storage cupboard and shelving. Washing machine included.
Living Room	6.5m x 4.5m	Bright dual aspect room with south & west facing windows (one tilt and turn). French doors to garden. Raised wood burning Solid Fuel Stove set in granite stone surround. 'End grain' wood floor. Sofa & Coffee table optional
Study / Home Office	3.6m x 2.9m	
Guest WC	2.3m x 1.1m	Tiled floor & part wall.
Extension		A fantastic versitile space with separate front door entrance, along with access to main residence. Currently used as storage, this area can be completed as additional living space.
Entrance Lobby	3.6m x 2.6m	Condensing combi oil boiler.
Muli purpose room	7.0m x 4.0m	Double doors to south facing garden
Store Room	3.5m x 2.6m	Potential Shower Room

1st Floor

Bedroom No.1	4.5m x 3.7m	Wardrobes & side board.
Bedroom No.2	4.6m x 4.0m	Antique-style timber wardrobe with glazed doors and shelving
Bedroom No.3	4.1m x 3.6m	
Bedroom No.4	4.2m x 3.5m	2 No. Wardrobes. Mobile sauna optional.
Bathroom	3.3m x 2.6m	Newly remodelled. New sanitaryware and stylish freestanding contemporary bath. Fitted cabinet.

Chalet

Covered Deck		
Kitchen	2.9m x 3.4m	Fitted kitchen units with Belfast sink. Under sink water heater.
Living Area	3.2m x 2.6m	Solid fuel stove
Bedroom	2.8m x 2.5m	Considerable under bed storage space.
Shower room	1.2m x 2.9m	Walk-in shower with tiled surround and glazed shower screen, concrete wash hand basin with timber vanity unit.

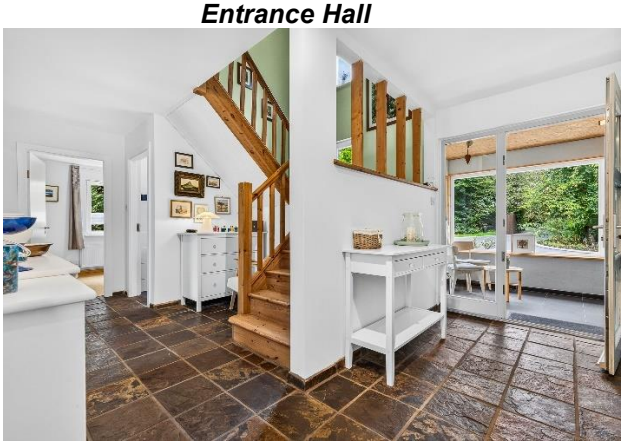
Outside:

Garden Room	5.1m x 5.1m
Three-car Carport	8.5m x 5.7m
Garden store	

Features:

- Oil fired C.H. * New energy efficient condensing 'combi' oil boiler. * Solid fuel stove.
- Double glazed uPVC windows throughout.
- Very well insulated throughout – underfloor, walls and attic. Excellent B BER.
- Large 1.24 acre (0.5 hectare) site with mature lawns, trees and shrubs.
- Built 2001 with many upgrades in recent years. Extension and chalet constructed in 2019.
- Spacious Garden Room with solid fuel stove.
- Large three-car carport.
- Mains water. * Private septic tank – new treatment system installed 2026.
- High speed broadband available in area.
- Natural cedar clad external finish. Wood effect boarding to extension.
- Internal joinery includes half hour fire doors throughout.
- Light fittings, blinds, curtains and appliances included.
- Some furnishings optional.
- Located c. 3 km from Collooney & c. 15 km from Sligo town.
- BER: B BER No: 119527695 Energy Performance Indicator: 113.71 kWh/m²/yr

Entrance Hall



Kitchen / Dining Room



Living Room





Bedroom No.1



Bathroom



Rear of Residence



Garden Room



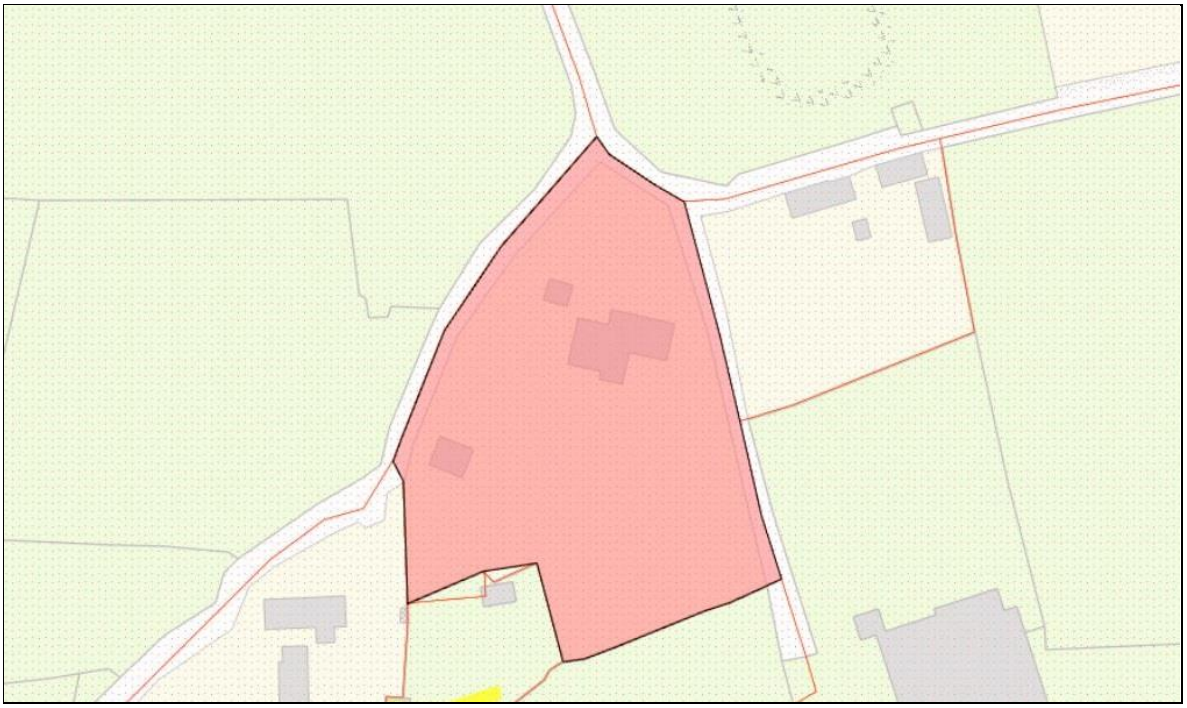
Chalet







Site Map



Floor Plan – For Indicative Purposes Only

Main Residence & Chalet / 'Granny Flat'



Contact Negotiator

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