

# For Sale

Asking Price: €695,000.00

Sherry  
FitzGerald  
Draper



Ballysumaghan Old Rectory,  
Lurgan,  
Ballintogher,  
Co. Sligo  
F91NW13

[sherryfitz.ie](http://sherryfitz.ie)





An attractive and charming mid 19th Century former Rectory situated in a delightful pastoral setting with fine views from the property to the Ballygawley mountains and surrounding countryside.

Located approximately 5km from Ballygawley Village and some 11km from Sligo Town and 45 minutes from Ireland West Airport Knock.

The house faces south and stands on its own land of approximately 1.65Ha (4.08 Acres) amongst wide lawns with a small yard to rear and a charming walled garden and croquet lawn to one side. It is flanked by some fine established trees and new plantings.



## Accommodation

**Entrance Porch** 2.2m x 2.08m (7'3" x 6'10"):

**Entrance Hall** 6.74m x 2.08m (22'1" x 6'10"):

**Living Room** 4.5m x 4.2m (14'9" x 13'9"):  
open fireplace with solid fuel stove, ceiling coving

**Reception Room** 4.79m x 4.28m (15'9" x 14'1"):  
open fireplace with solid fuel stove, ceiling coving

**Pantry** 4.22m x 2.42m (13'10" x 7'11"):  
tiled floor

**Kitchen** 4.55m x 4.27m (14'11" x 14'):  
oil fired Rayburn stove, flagstone floor

**Utility Room** 2.79m x 2.74m (9'2" x 9'):  
Belfast sink, plumbed for washing machine

**Guest WC** 1.68m x 1.36m (5'6" x 4'6"):  
tiled floor

**Bedroom 1/Office** 4.36m x 2.44m (14'4" x 8'):  
fitted wardrobe

**Landing** 4.3m x 4.2m (14'1" x 13'9"):

**Bedroom 2** 4.89m x 4.18m (16'1" x 13'9"):  
fitted wardrobes

**Bedroom 3** 4.52m x 4.3m (14'10" x 14'1"):  
open fireplace, fitted wardrobes, whb

**Bathroom** 3.2m x 1.34m (10'6" x 4'5"):  
plus 1.75m x 1.39m bath with electric shower  
over, wc, bidet, whb

**Bedroom 4** 3.29m x 2.76m (10'10" x 9'1"):  
open fireplace, walk in wardrobe 1.5m x 1.17m







### Outside & Garden

A charming old yard contains a tack room / office with wood burning stove and pony trap shelter, all with large loft overhead. Beyond this, a wood store and a modern barn, with workshop and loft storage.

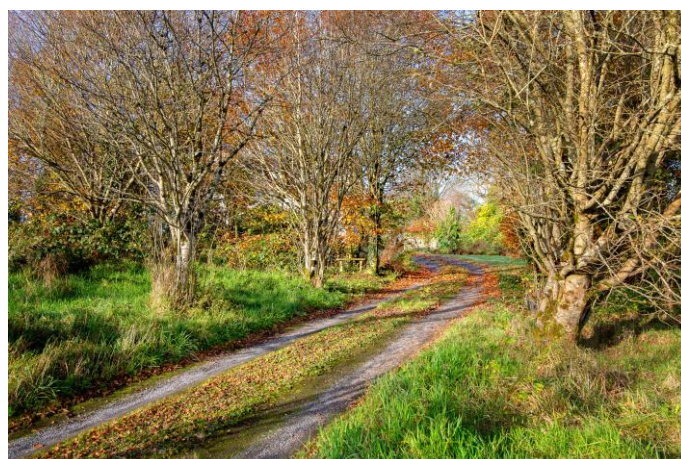
The walled garden contains flowering shrubs, herbaceous borders, fruit trees, vegetable garden and an ornamental pond.

### Countryside amenities:

There are excellent facilities for brown trout fishing on nearby Lough Allen, Arrow and Gill. Lough Gill has in addition, a run of salmon. There is salmon fishing, by arrangement, within an easy drive on the Bundrowes, Easkey and Ballysadare rivers. Within this radius is Sligo's beautiful coastline, with sandy beaches and harbours from which to sail and sea fish together with access to the famous river Shannon navigable system, the longest river in Europe suitable for large cruisers. This is also glorious area for the dedicated hill walker

### Special Features & Services

- Oil fired Central Heating
- Charming character with many original features
- Private mature setting within easy access of Sligo Town
- Potential to further develop
- Good range of outbuildings
- Feature walled garden and landscaped grounds







Location Map







#### NEGOTIATOR

Carol Farry  
Sherry FitzGerald Draper  
10 Stephen Street, Sligo, Co  
Sligo  
T: 071 9143710  
E:  
enquiries@sherryfitzdraper.com

#### Need a Mortgage or Insurance Cover?

Speak to Adrian McHale  
T: 071 9162595 M: 087 1498373  
E: [adrian@ipmdraper.ie](mailto:adrian@ipmdraper.ie)



IPM (Financial Services) Ltd t/a IPM Draper  
Financial Brokers is regulated by the Central Bank of Ireland

**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.  
PSRA Registration No. 002102