



Ormond View,  
Ballycrissane,  
Ballinasloe, Co. Galway.







Prepared to be charmed by this delightful stone built two-storey farm residence (dating back to approx. 1820) standing in private gardens and pasture lands comprising 9 ha (22.3 acres). This Property has retained its original period features and is approached by a sweeping gravel driveway. To the rear of the dwelling house there is a courtyard with private stables and outbuildings.

Set in good quality grassland (which could be subdivided into paddocks). This holding offers and extensive road frontage with potential for site development (subject to planning permission).

"Ormond View" is quietly situated in a friendly rural district within 8km of Portumna (on the river Shannon) which is renowned for its water sports facilities, shops and famous pubs/restaurants. There is also excellent Primary & Secondary schools. It is also 28 km of Loughrea and 25 km of Ballinasloe.

It is seldom the opportunity arises to procure a Property of such immense character enjoying complete privacy and tranquillity in this particular location and inspection thereof is confidently recommended.



## Accommodation

**House Size 265.5 sq.m. / 2858 sq.ft. approx**

**Entrance Hall** 2.3m x 5.2m (7'7" x 17'1"): Original shutters, fan light, tile flooring

**Dining Room** 4.85m x 5.5m (15'11" x 18'1"): Front aspect original sash window with original shutters, open fireplace with cast iron insert and marble surround, cornicing, tile flooring

**Sitting Room** 4.8m x 5.4m (15'9" x 17'9"): Sash windows with original shutters, open fireplace with cast-iron insert and marble surround, cornicing, tile flooring

**Kitchen** 1.9m (6'3") x 3 (9'10") + 2.8m (9'2") x 4.9m (16'1"): Side aspect windows, L-shape - dine-in kitchen, country style fitted kitchen, electric and gas hobs, extractor, tile flooring

**Snug** 3.3m x 3.3m (10'10" x 10'10"): Door to garden, open fireplace with wooden surround, tile flooring

**Back porch** 1.9m x 2.3m (6'3" x 7'7"): Belfast sink, tile flooring

**Den (original cottage)** 3.8m x 3.8m (12'6" x 12'6"): Ingle nook fireplace, original flag-stone flooring

**Shower-Room** 1.9m x 2.5m (6'3" x 8'2"): Shower/whb/wc, fully tiled

**Utility Room** 1.4m x 1.9m (4'7" x 6'3"): Plumbed for washing machine, tile flooring

## First Floor

**Bathroom** 2.1m x 3.1m (6'11" x 10'2"): Side aspect window, bath/whb/wc, partially tiled

**Bedroom 1** 2.6m x 4.5m (8'6" x 14'9"): Rear aspect window with original shutters, open fireplace with wooden surround, tongue and groove flooring

**Bedroom 2** 3m x 4.8m (9'10" x 15'9"): Rear aspect window with original shutters, open fireplace with wooden surround, carpet flooring

**Bedroom 3** Front and side aspect original sash windows with original shutters, open fire place with cast-iron insert and wooden surround, carpet flooring

**En-Suite (Jack & Jill)** 2.4m x 3.4m (7'10" x 11'2"): Original sash window with original shutters, corner shower/bidet/dual handbasins/wc, tile flooring

**Office** 3.9m x 4.1m (12'10" x 13'5"): Cast-iron fireplace, wooden flooring

**Bedroom 4** 4.8m x 5.5m (15'9" x 18'1"): Front and side aspect original sash windows with original shutters, open fireplace with wooden surround, carpet flooring

**Landing** Roof window, wooden flooring

















### **Outside**

Courtyard with 3 stables, Coach house with loft, separate storage shed, open fuel store.

### **Services**

Water from private bore well, electricity, telephone and oil-fired central heating.

### **Features**

This Property has retained its beautiful period features.



Outline for  
Illustration Purposes  
Only





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
2858.41 ft<sup>2</sup>

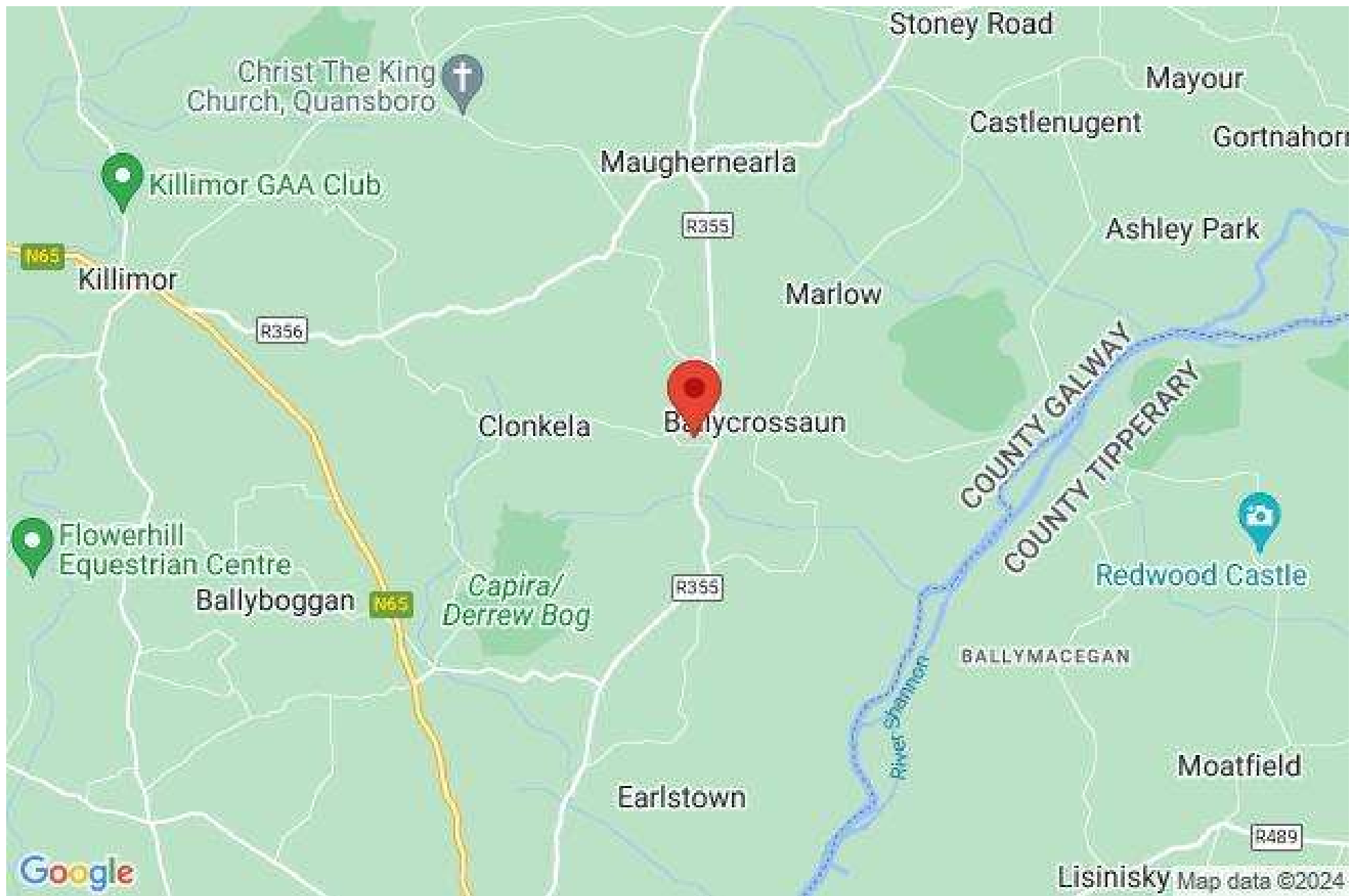
**Reduced headroom**  
28.07 ft<sup>2</sup>

Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**



**Directions**

Eircode H53XD90

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**Sherry  
FitzGerald**

Madden

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