



## *Bryan J Corcoran*

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**For Sale by Private Treaty**



**‘ARDVARNEY COUNTRY LODGE’  
ARDVARNEY, DROMAHAIR,  
CO LEITRIM F91 E767**

These particulars are issued on the understanding that they will not be construed as forming part of any contract. They are for guidance purposes only. Measurements are approximate and maps are not drawn to scale. All negotiations should be carried out through Bryan J Corcoran. PSRA Licence No. 002960

Set in the tranquil heartlands of Dromahair, Co Leitrim this exceptional 4 Bed Country Residence together with a self catering Studio Apartment has all the comforts for modern day stress free living.

The Lodge is designed for dual usage - as a private residence or guest accommodation. The property, which stands on 1.09 Ha [2.70 Acres] of mature grounds, is in a superb state of repair. Great care has been taken to retain the character of the building, to restore the grounds to the highest environmental standards and energy efficiency standards.

To experience this delightful Country Retreat contact:

**BRYAN CORCORAN**

Dromahair: 4.5 klms  
Manorhamilton: 14 klms  
Sligo: 21 klms  
Knock Airport 60 klms

## ACCOMMODATION:

<b>Porch</b> Tiled Floor	<b>7'11" (2.41m) x 6'11" (2.11m)</b>
<b>Entrance Hall</b> Tiled floor.	<b>7'11" (2.41m) x 6'3" (1.91m)</b>
<b>WC</b> Fully tiled. Wheelchair friendly.	<b>7'3" (2.21m) x 4'1" (1.24m)</b>
<b>Lounge</b> Fitted wood burning stove. Tiled floor.	<b>16'5" (5m) x 12'2" (3.71m)</b>
<b>Kitchen</b> Fully fitted. Integrated gas cooker. Dishwasher. Oven. Hob. Extractor. Fridge. Freezer. Tiled floor and splashback. Patio door.	<b>21'0" (6.4m) x 13'6" (4.11m)</b>
<b>Dining Room</b> Tiled floor, fitted wood burning stove, Patio door.	<b>30'0" (9.14m) x 12'2" (3.71m)</b>
<b>Utility Room / Heat Pump Unit</b>	<b>4'11" (1.5m) x 7'11" (2.41m)</b>
<b>Bedroom 1</b> Master bedroom. Fitted wardrobes. Tiled floor. Underfloor heating with independent heat controls. WIFI. TV	<b>18'3" (5.56m) x 12'2" (3.71m)</b>
<b>En Suite</b> Walk in Power shower. Tiled	<b>10'6" (3.2m) x 6'3" (1.91m)</b>
<b>Bedroom 2</b> Double room. Tiled floor. Underfloor heating with independent heat controls. WIFI. TV.	<b>12'6" (3.81m) x 11'2" (3.4m)</b>
<b>En Suite</b> Walk in Power Shower. Tiled.	<b>7'7" (2.31m) x 4'11" (1.5m)</b>
<b>Bedroom 3</b> Double room. Tiled floor. Underfloor heating with independent heat controls. WIFI. TV.	<b>11'6" (3.51m) x 11'2" (3.4m)</b>
<b>En Suite</b> Walk in Power Shower. Tiled.	<b>9'10" (3m) x 4'11" (1.5m)</b>
<b>First Floor Hall</b>	<b>9'2" (2.8) x 7'3" (2.2m)</b>



**Bedroom 4** 18'1" (5.51m) x 11'10" (3.61m) +  
7' 9" (2.3m) x 6'7" (2.01m)

Double room. Underfloor heating with independent heat controls. WIFI. TV.

**En Suite** 4'0" (1.22m) x 5'7" (1.7m)

Walk in Power shower. Tiled.

**Hotpress** 7'6" (2.29m) x 5'3" (1.6m)

**Attic** 30'3" (9.22m) x 31'6" (9.6m) x 7'10" (2.4m)

Stira to Attic. Floored. Would accommodate two additional rooms.

### SPECIAL FEATURES:

- Delightful Country Lodge Residence
- Multi purpose usage
- Convenient rural setting
- High specification fit out
- Well established Guest Accommodation
- uPVC triple glazed windows & Doors
- Feature Oak stairs
- Geo Thernal heat pump water to water system
- High speed Internet service [Fibre]
- Spacious grounds - a variety of fruit trees. Cottage gardens, Vegetable garden and polytunnel
- Certified fire & burglary system
- Carbon monoxide alarm
- LED Lighting throughout
- P12 Certified waste water system

**SIZE:** 191 Mtrs Sq [2056 sq ft]

**BER No:** 106956816

**EPI:** 47.44 kW/m<sup>2</sup>/yr



### DIRECTIONS:

From Dromahair take the Manorhamilton road R287.  
Travel 2.5 klms. Take a LEFT for Manorhamilton and the first RIGHT L4230.  
Travel 1.5 klms and the property is on the RIGHT.  
Google Maps: Directions 'Ardvarney Country Lodge'. F91 E767



## STUDIO APARTMENT

### Kitchen / Living / Dining Room

**23'8" (7.21m) x 16'5" (5m)**

Feature Vaulted ceiling with Pine beams. Laminate floor. Wood burner stove. Fully fitted units and appliances. Patio door.

### Bedroom

**10'10" (3.3m) x 8'7" (2.62m)  
+ 7'6" (2.3m) x 5'3" (1.6m)**

Double room.

**En Suite:** Walk in Power shower. Fully tiled.

**8'7" (2.62m) x 5'3" (1.6m)**

### Office / Study

**16'5" (5m) x 8'7" (2.62m)**

External access. Can be incorporated into the ground floor.



## SPECIAL FEATURES

- uPVC double glazed windows & doors
- Air to water heat pump heating system
- Apartment is wheelchair friendly
- LED lighting
- Certified fire system + carbon monoxide alarm
- High speed internet - fibre
- Private Garden space

**SIZE:** 75.45 mtrs sq [812 sq ft]

## OUTBUILDINGS

3 Bay Hay Barn: Electricity lighting and water: 7mtrs sq [829 sq ft]

Tool Shed + Pony Stable + Chicken Hut: 74.8 mtrs sq (805 sq ft)

Polytunnel: 60 mtrs sq (646 sq ft)

**AMV: €525,000**

