

‘Rockfield’, Sea Road, Sligo F91 FP76

BER C

5 Bedroom Detached House 319 m² / 3,433 ft² & Apt 37m² / 400 ft²

Guide Price: €695,000



We are delighted to introduce ‘Rockfield’, Sea Road to the market. This is a most distinctive and spacious 5-bedroom detached residence, extending to 262 sqm, with an adjoining 37 sqm self-contained, 2 bedroom apartment / ‘Granny Flat’, together with additional basement rooms comprising a further c. 56 sqm, suitable for a range of uses. The property is set on a generous c. 0.52 acre site just off the Strandhill Road, in one of Sligo town’s most highly sought-after residential locations. Only 1.75 km from town centre, this is a great location with many quality amenities in the immediate area, including Scoil Ursula N.S. & Gaelscoil Chnoc na Re N.S., Mitchell Curly Park & playgrounds and St Mary’s GFC, whilst the wonderful seaside village of Strandhill is only a short 6.5 km drive away. This impressive property represents an exceptional family home, offering generous and versatile accommodation together with a wealth of distinctive features throughout.

The ground floor features a most impressive entrance hall with oak staircase, a comfortable living room with open fireplace, a large kitchen / breakfast room, a wonderful lounge with fireplace and dining area, a study / home office, utility room, guest WC, two bedrooms and two bathrooms. In addition, there is a two bedroom / two shower room self-contained apartment / 'granny flat'.

On the first floor there are three generously proportioned bedrooms, together with a family bathroom.

Externally, the property stands on a terrific site with generous lawns, patio areas and an impressive stone wall front boundary with electric gated entrance, offering excellent privacy.

This is truly a unique opportunity to acquire a substantial, individually designed and character-filled home offering exceptional versatility in one of Sligo town's most desirable residential locations. Viewing is highly recommended.

Accommodation

Ground Floor

Entrance Hallway	4.2m x 3.7m Plus 4.3m x 1.0m	Solid oak floor and oak staircase. Vaulted ceiling. Glenfarne stone feature wall.
Lounge / Dining Room	6m x 5.1m Lounge 6.0m x 2.8m Dining	Split-level open-plan room with arched opening from Lounge to raised Dining area. Feature Glenfarne stone wall with raised fireplace. West facing bay window. Decorative cornice moulding and ceiling rose.
Living Room	5.5m x 4.2m	Solid oak floor. Vaulted timber ceiling, feature redbrick wall, raised Glenfarne stone fireplace with solid fuel stove. French double doors to elevated rear patio. An open archway connects to the adjoining Kitchen / Breakfast Room.
Kitchen / breakfast Room	6.1m x 4.3m	Extensive fitted French Oak kitchen units with breakfast bar. Oil-fired Stanley range, gas hob and electric cooker. Tiled flooring.
Utility Room	3.5m x 1m plus 1.5 x 1.5	Tiled floor
Guest WC	1.8m x 1.4m	Tiled floor
Home Office / Study	4.2m x 2.5m	Versatile office space with the valuable benefit of direct external access. Double doors to Dining room.
Bedroom No. 1	5.0 x 3.7m	Fitted wardrobe. Ensuite off
Ensuite	3.1m x 1.7m	Part tiled
Bedroom No.2	3.5m x 3.4m	Fitted wardrobe
Shower Room	2.0m x 1.8m	Fully tiled shower / wet room

First floor

Bedroom No. 3	6.0m x 4.3m	Extensive fitted floor-to-ceiling wardrobes. Beautiful bight dual aspect room with large bay window.
Bedroom No. 4	3.7m x 3.0m	Fitted wardrobe. T&G solid timber flooring
Bedroom No. 5	3.7m x 3.0m	Fitted wardrobe. T&G solid timber flooring
Bathroom	4.4m x 2.9m	Most spacious family bathroom. T&G flooring.
Landing		Double doors opening onto a Juliet balcony overlooking Living Room.

Apartment / Granny Flat

Kitchen / Living Area	4.75m x 3.4m	T&G solid wood flooring. Tiled floor to kitchen.
Bedroom No.1	2.9m x 2.4m	Fitted wardrobe T&G solid wood flooring. Ensuite off
Ensuite	2.2m x 0.8m	T&G solid wood flooring. Tiled walls
Bedroom No.2	3.9m x 2.9m	Fitted wardrobe. T&G solid wood flooring. Ensuite off.
Ensuite	1.5m x 1.5m	T&G solid wood flooring. Tiled walls.
Hot Press	1.9m x 1.1m	

Basement

Room 1	4.9m x 3.6m	Three rooms providing excellent storage, workshop, hobby or ancillary accommodation potential.
Room 2	4.9m x 4.5m	
Room 3.	4.3m x 3.6m	

Features include:

- Oil fired C.H.
- Double glazed teak windows throughout.
- Large garden with an abundance of mature shrubs and trees.
- Mains services.
- Solid internal joinery including hardwood panel doors throughout
- Ground floor bedrooms.
- Excellent living accommodation.
- High speed broadband available in area.
- Highly sought after residential location
- Walking distance to schools shops and many amenities.
- BER: Main Res: C BER No: 107976052 Energy Performance Indicator: 210.29 kWh/m²/yr
- BER: Apartment: F BER No: 119694495 Energy Performance Indicator: 371.32 kWh/m²/yr

Entrance Hall



Lounge – Dining Room



Living Room



Kitchen / Breakfast Room



Bedroom No.1



Bedroom No.3



Exterior



Basement Room 1
16'1" x 11'10"
(4.90m x 3.61m)

Basement Room 2
16'1" x 14'9"
(4.90m x 4.50m)

Basement Room 3
14'1" x 11'10"
(4.30m x 3.61m)

609 sq. ft (56.60 sq. m)

Bedroom 1
16'2" x 12'0"
(4.94m x 3.65m)

Living Room
18'1" x 13'9"
(5.50m x 4.20m)

Kitchen/Breakfast Room
20'0" x 13'11"
(6.10m x 4.25m)

Dining Area

Lounge
25'7" x 19'8"
(7.80m x 6.00m)

Bedroom 2
11'6" x 11'2"
(3.50m x 3.40m)

Bedroom 1
12'10" x 9'6"
(3.90m x 2.90m)

Bedroom 2
9'6" x 7'10"
(2.90m x 2.40m)

Kitchen/Living Room
15'7" x 11'2"
(4.75m x 3.40m)

Office
13'9" x 8'2"
(4.20m x 2.50m)

En-suite
10'2" x 5'7"
(3.10m x 1.70m)

Shower Room
6'7" x 5'11"
(2.00m x 1.80m)

En-suite
4'11" x 4'9"
(1.50m x 1.45m)

En-suite
7'0" x 2'7"
(2.14m x 0.80m)

Utility
11'6" x 8'2"
(3.50m x 2.50m)

W/C
5'11" x 4'7"
(1.80m x 1.40m)

Boiler House

W (Wardrobe)

C (Closet)

HP (Heating Point)

Granny Flat
Approximate Floor Area
434 sq. ft (40.32 sq. m)

Juliet Balcony

Bedroom 4
12'0" x 9'10"
(3.66m x 3.00m)

Bedroom 5
12'0" x 9'10"
(3.66m x 3.00m)

W

W

HP

Bathroom
10'10" x 9'8"
(3.30m x 2.90m)

W

Bedroom 3
19'9" x 13'11"
(6.03m x 4.25m)

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