

For Sale

**Sherry
FitzGerald**
Draper



Lecarrow, Ballinafad,
Co. Sligo, F52 T651

with up to 24 acres (9.68Ha) approx for sale in 1 or 2 lots



sherryfitz.ie



Charming lakeside residence with enormous potential and up to 24 acres.

For sale in one or two lots.

Lot 1 residence on approximately 9 acres including extensive lake frontage. Asking Price €330,000.

Lot 2 approximately 15 acres of grazing land. Asking Price €120,000

Lot 3 The entire - residence with approximately 24 acres. Asking Price €450,000

The house is a characterful traditional farmhouse in a glorious waterside setting with its land to the rear extending into a headland and extensive lake frontage and full seclusion. Accommodation briefly comprising Hallway, Sitting Room with stove, wooden flooring, Living room with solid fuel stove,

Kitchen, three bedrooms and bathroom. Outside there is a two-storey granary outbuilding offering further potential and extensive woodland to the rear of the property running the length of the headland.

This beautiful place has been in the same family for over four generations.

The grazing land contained in lot 2 sits directly across the road from the house and rises away from the house. It has dual frontage to both the upper and lower roads.

The residence and land on the lake side is being offered for sale either with the additional 15 acres as an entire or in two separate lots.



Accommodation

Entrance Hall 2.7m x 1.11m (8'10" x 3'8"):

Sitting Room 4.28m x 4.26m (14'1" x 14'): stove, wooden flooring

Living Room 4.07m x 4.29m (13'4" x 14'1"): solid fuel stove, tiled floor

Kitchen 3.8m x 2.45m (12'6" x 8'): fitted kitchen

Bedroom 3 2.79m x 2.74m (9'2" x 9'):

Bathroom 2m x 1.84m (6'7" x 6'): bath, wc, whb

Rear Hall 2.63m x 1.67m (8'8" x 5'6"):

Landing 4.31m x 2.13m (14'2" x 7'):

Bedroom 1 4.35m x 4.24m (14'3" x 13'11"):

Bedroom 2 4.25m x 2.45m (13'11" x 8'):

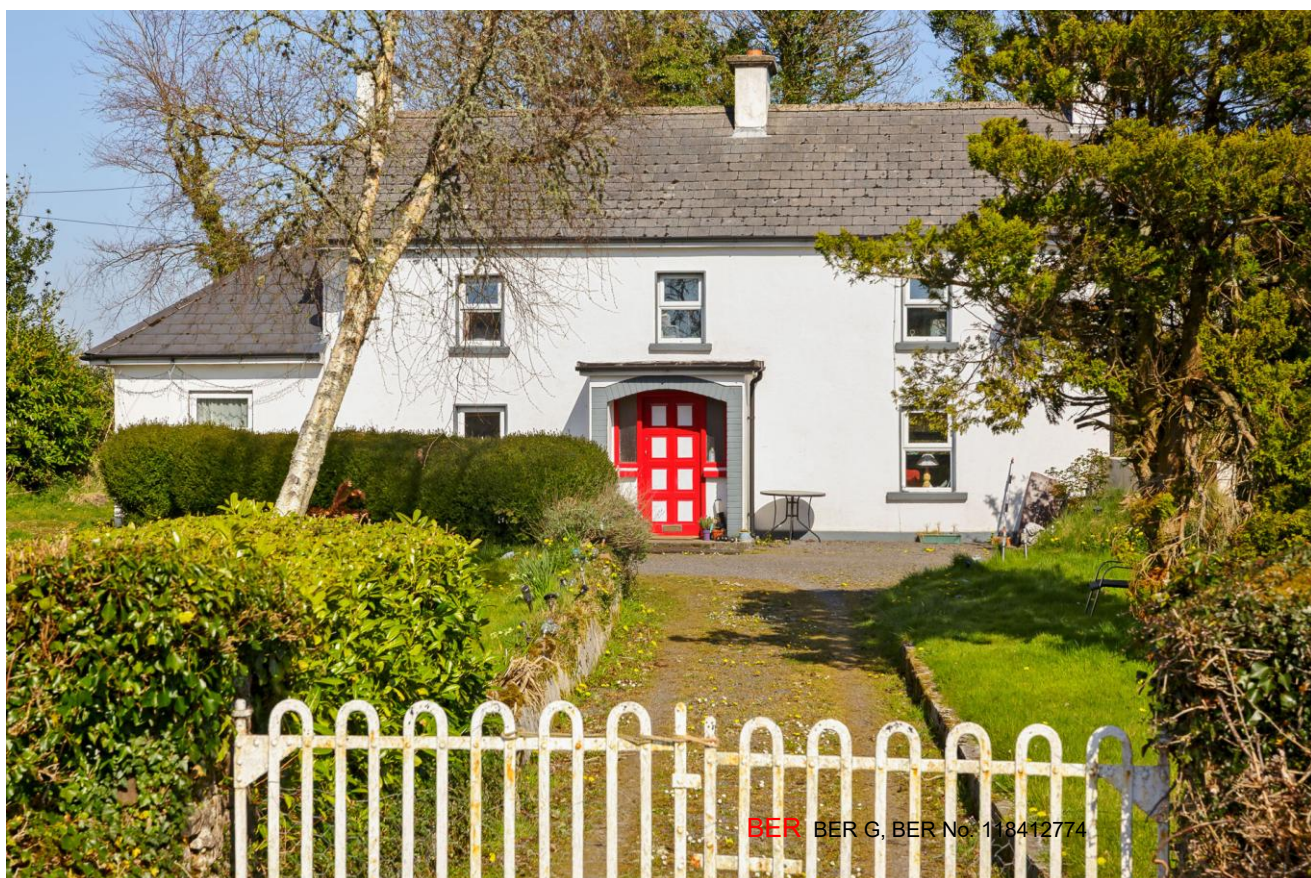
Lough Arrow and surrounds:

Lough Arrow is one of the great Irish Trout fishing loughs. It is 30km from Sligo on the main N4 Dublin Road, 6km north-west of Boyle, with Ballymote 8km away and 22km from Carrick on Shannon. It is a limestone lough, incredibly rich and, while it has some feeder streams, it is mainly spring-fed.

A number of historical sites are located in the area around Lough Arrow including the renowned Carrowkeel Megalithic site.

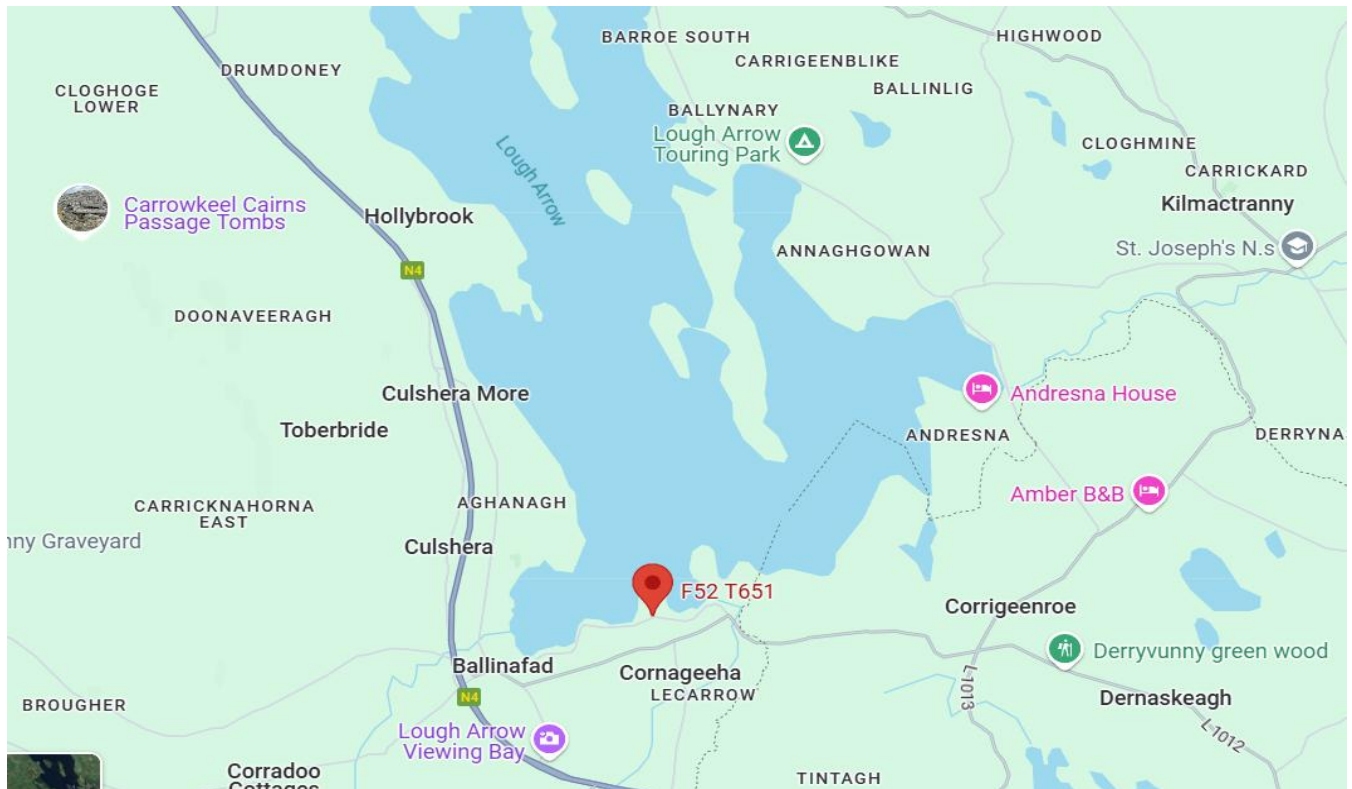
The property has very convenient access to the N4 Dublin - Sligo Road and local primary schools are close by at Corrigeenroe and Ballyfarnan.





BER BER G, BER No: 118412774





NEGOTIATOR

Ken Draper
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



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