



LOT 3:
ENTIRE RESIDENCE ON C. 82.5 ACRES



LOT 1:
FARMYARD ON C. 81.5 ACRES

LOT 2:
RESIDENCE ON C. 1 ACRE



LOCATION MAP ONLY

• IN ONE OR 2 LOTS •
RESIDENTIAL FARM ON C. 82.5 ACRES
Bawnogues | Moate | Co. Westmeath

LOCATION

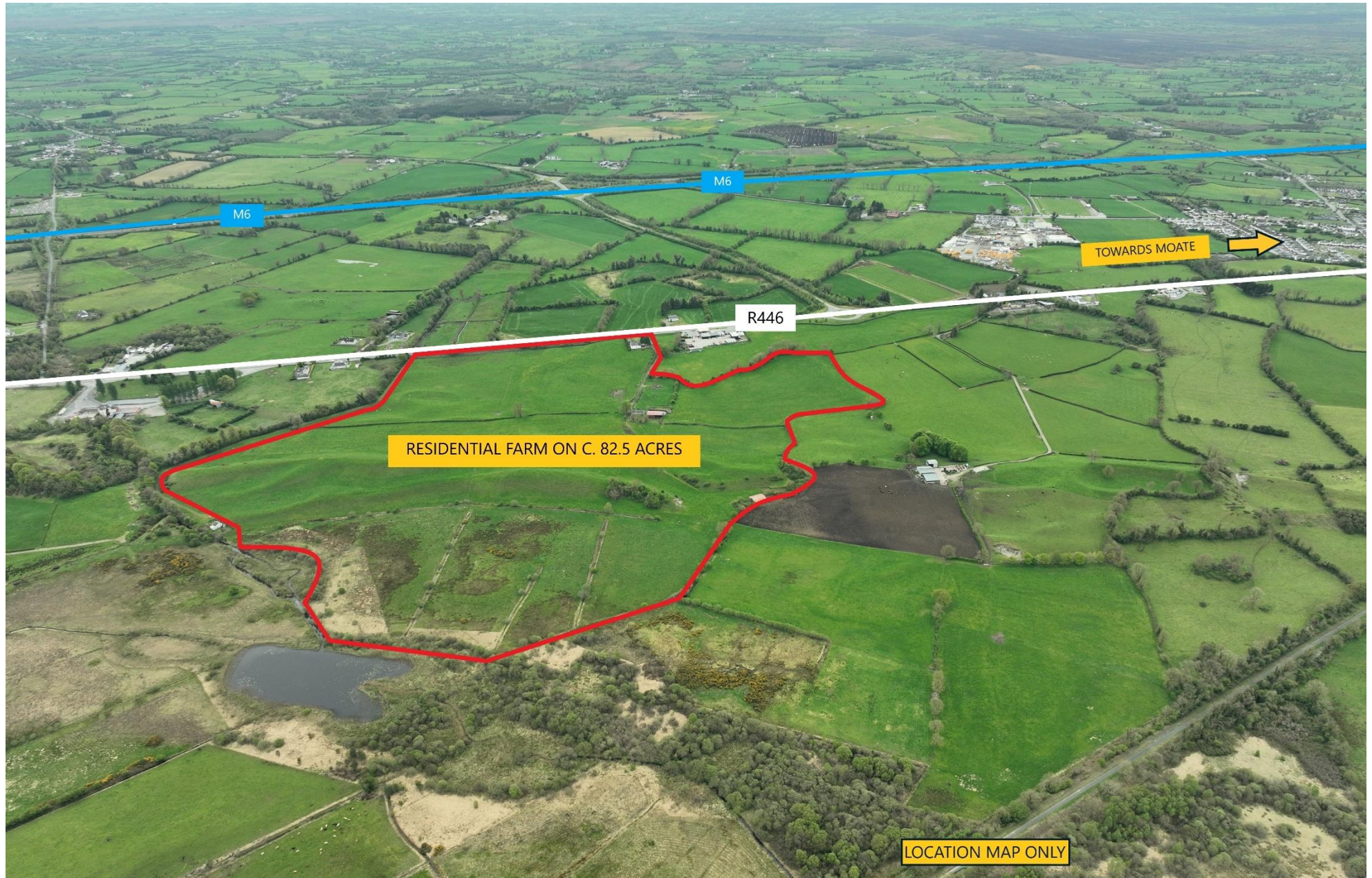
The property is located in the townland of Bawnoges, on the Dublin Road, Moate, Co. Westmeath (N37 PH32) offers a rural setting with excellent connectivity and a wealth of local amenities. Moate is a vibrant town that has experienced significant growth, with its population doubling between 2002 and 2022. The town boasts a variety of local businesses, supermarkets, cafes, and restaurants, fostering a strong sense of community. For cultural enthusiasts, the Tuar Ard Arts Centre offers a range of performances and exhibitions, while the Dún na Sí Amenity & Heritage Park provides a unique blend of ecology, heritage, and arts, featuring walking trails, a sensory garden, and a pet farm.

Education is well catered for in Moate. The town is home to Moate Community School, a co-educational secondary school offering a broad curriculum and a wide array of extracurricular activities, including sports and music. Adjacent to the school is Moate Business College, providing further education opportunities in various disciplines.

Sports and recreation are integral to the community. The Moate Sports & Recreation Centre offers facilities for indoor football, basketball, badminton, and squash, serving as a hub for local sporting activities. Golf enthusiasts can enjoy the nearby Moate Golf Club, known for its well-maintained course and welcoming atmosphere. Additionally, the Old Rail Trail Greenway passes through Moate, providing a scenic route for walking and cycling enthusiasts.

Transportation links are excellent, with the M6 motorway offering swift access to Athlone (approximately 15 minutes away) and Dublin (just over an hour's drive). This connectivity makes Bawnoges an attractive option for those seeking a serene lifestyle with the convenience of urban proximity.





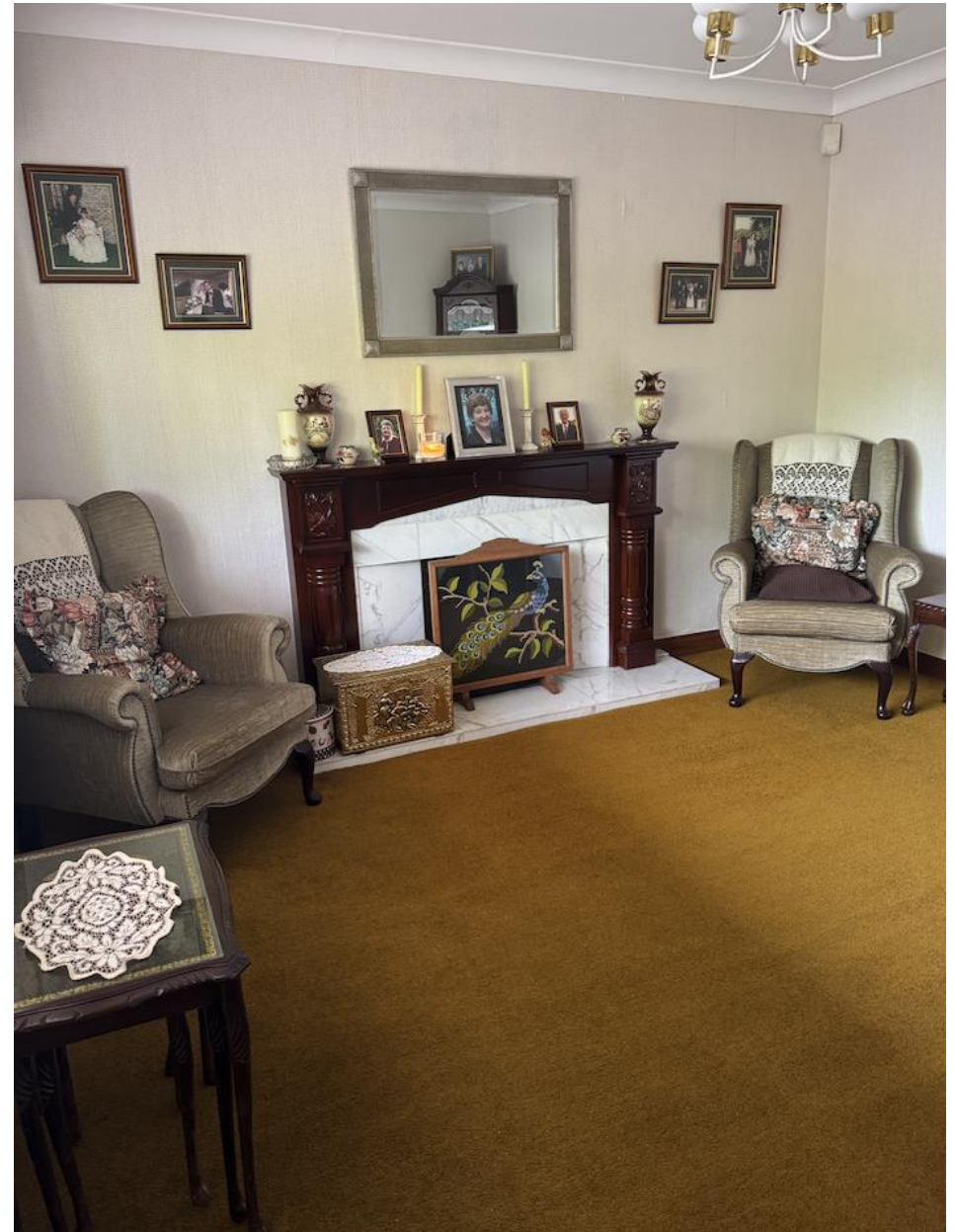
DESCRIPTON

This charming two-storey farmhouse is set on approximately 82.5 acres (33.3 hectares) of prime agricultural land, offering a unique opportunity for rural living with substantial landholding. The residence features a landscaped front garden with a feature turning circle and mature trees, creating an inviting entrance. Inside, the home boasts a welcoming hall leading to an L-shaped living/dining area, a kitchen with a large picture window overlooking the land, and a clever utility area with a W.C., shower room, and boiler room. Additionally, there is a large downstairs bedroom.

Upstairs comprises four further double bedrooms and a bathroom with a W.C. While the residence is in good condition, it would benefit from some modernisation to suit contemporary living standards.

Outside, the property includes a block shed and a modern steel shed, providing ample storage and workspace.







LAND & OUTBUILDINGS

The lands extend to approximately 82.5 acres (33.3 hectares) with extensive road frontage (circa 400m) onto the R446 Moate to Kilbeggan Road.

The lands and yard have their own independent access, with a hardcore roadway running through the majority of the lands. A derelict old-world cottage is positioned adjacent to the main yard and extends to approximately 96m². This may be suitable for the vacant homes refurbishment and associated grants.

The remaining yards are in good condition and include a haybarn, lean-to, stores, and an extensive 60-cubicle 'A frame' cattle shed, along with handling facilities and a silage pit. The lands are split into seven good-sized divisions with water piped throughout, making it ideal for various agricultural uses.





ACCOMMODATION

GROUND FLOOR

Entrance Hall: c. 2.15m x c. 3.3m

Living Room: c. 3.30m x c. 4.30m & c. 3.50m x c. 3.00m
Features fire

Kitchen: c. 4.70m x c. 4.07m

Utility: c. 3.60m x c. 4.00m
Features W.C / Shower Room / Boiler Room



FIRST FLOOR

Landing: c. 3.20m x c. 2.00m

Bedroom 1: c. 4.50m x c. 3.50m
Access to attic area via stira is in this room.

Bedroom 2: c. 4.30m x c. 2.80m
Built in wardrobes

Bedroom 3: c. 2.80m x c. 3.80m

Bedroom 4: c. 2.90m x c. 3.30m
Built in wardrobes

Bathroom: c. 1.60m x c. 2.20m

W.C: c. 1.60 m x c. 0.80m

Bedroom 5: c. 2.90m x c. 4.20m
Built in wardrobes



FARMYARD & DERELICT COTTAGE

Derelict Cottage: c. 6.00m x c. 16.00m

Hay Barn & Lean-to (4 Bay): c. 14.50m x c. 19.50m

Store 1: c. 4.50m x c. 6.50m

Store 2: c. 4.00m x c. 8.00m

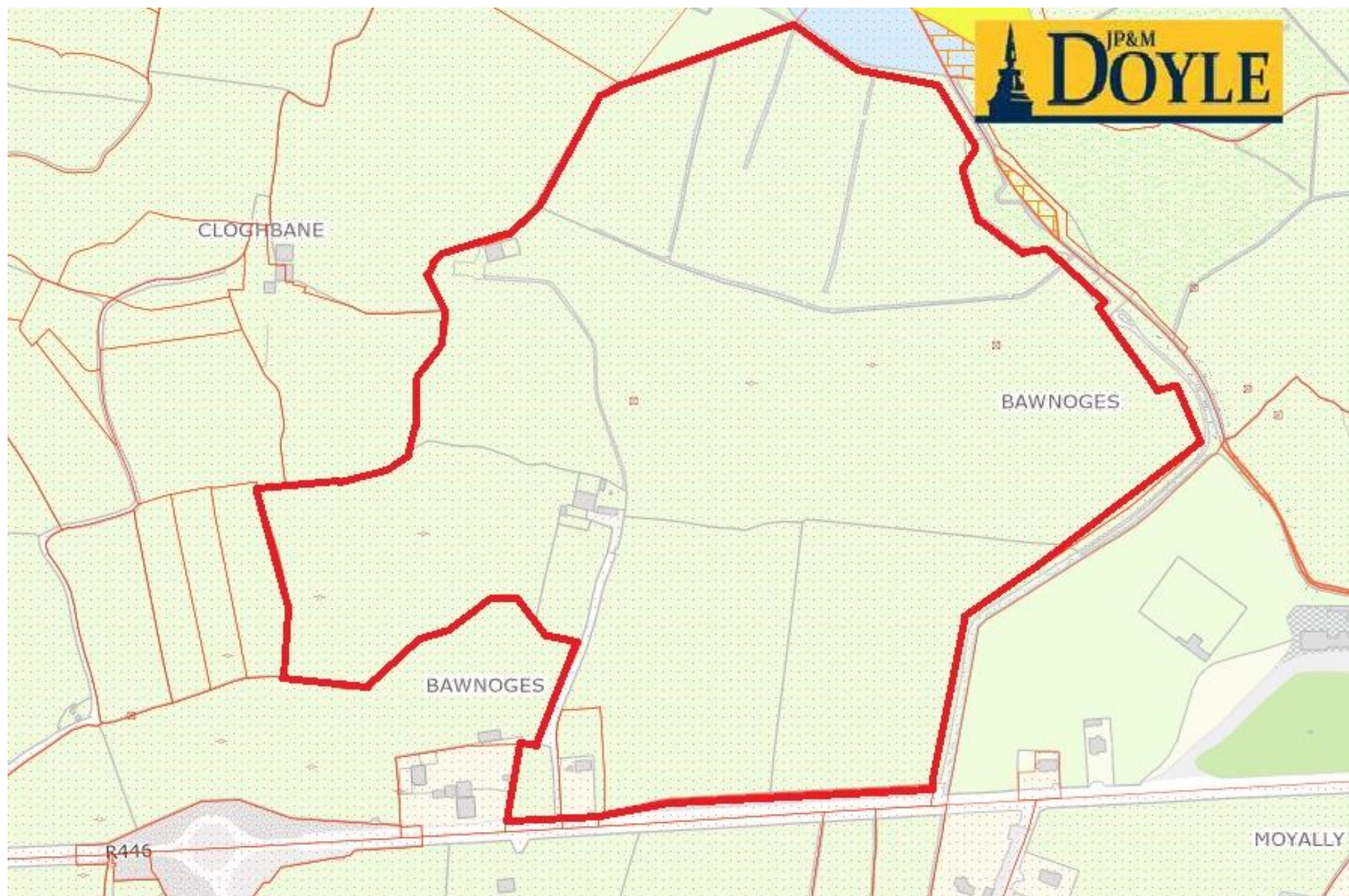
Pumphouse:

Silage Pit: c. 17.50m x c. 11.00m

Cattle Shed (3 Bay): c. 15.00m x c. 14.00m







FOR SALE BY PRIVATE TREATY

GUIDE PRICE:
On Application

BER: (118312792)



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