



**TUOHY
O'TOOLE**

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“HARBOUR HOUSE”

Granary & Outbuildings on c. 0.3 Acres UPPER QUAY WESTPORT

F28 YW98



FEATURES:

- Period Residence in Premier Location
- Convenient to Westport Quay and 1.5km to Town Centre
- Close proximity to the Greenway
- Large Garden with development potential (Subject to P.P.)
- Connected to all mains services
- C. 2.4 Metre Vehicular Access to side

FOR SALE



Tuohy O'Toole give notice that these particulars/dimensions, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. All intending purchasers should satisfy themselves by inspection or otherwise as to their accuracy.

DESCRIPTION

LOCATION

Harbour House is located at the Quay, a highly desirable area of Westport, just 1.5kms west of Westport in West County Mayo and adjacent to the lively Quay area renowned for its many fine shops, cafes, bars and restaurants. This area is serviced by the "Greenway" - a popular designated walking, jogging and cycling track linking Westport to Achill. Westport is a hugely popular coastal town voted the Irish Times' "Best Place To Live In Ireland" and under the shroud of Croagh Patrick.

Westport attracts a diverse range of people who call it home. It is well serviced with road and rail infrastructure being on the N5, N59 and the main Westport to Dublin Rail line. Westport which is a Georgian Planned town featuring the Carrowbeg River through the tree lined Mall and offers a large variety of artisan craft shops, excellent bars and restaurants. It is Blessed with wonderful scenery, the town is the gateway to both Connemara and Achill Island. For the outdoor enthusiast, Westport offers a wide array of attractions such as championship golf, excellent salt and fresh water fishing, sailing and other water sports, great beaches, and miles of stunning countryside for hill walking and hiking.

DESCRIPTION

Harbour House is a period house dating from c.1823. Extending to c 150 sq.m and arranged over three floors, the property provides spacious accommodation to include Reception Hall, Living Room, Kitchen/Dining Area, at ground floor, while at first floor there is a Bathroom, Reception/Bedroom, and ensuite bedroom on the second floor there are a further 3 bedrooms one of which has an ensuite shower room.

To the side of the property is the most appealing Granary in need of restoration but has high potential and this leads to a large lawned area at the rear giving the possibility of further development subject to planning permission being granted.

SERVICES

The property has the following services;

Sewerage: Mains

Water: Mains

Electricity: Mains

Telecoms/Broadband

PLANNING

Harbour House is listed as a protected structure within the Mayo County Development Plan (2008 – 2014).

VIEWINGS

Strictly by prior appointment with the sole agents.

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL:

1.1m x 5.83m

Hardwood front door, Tiled floor Electric Storage heater

LIVING ROOM:

3.57m x 6.2m

Timber floor, coving, T. V. point, Timber beam in ceiling, Open fireplace with Cast Iron inset and mantle granite hearth, timber

shutters to front window

KITCHEN WITH DINING AREA:

3.6m x 6.29m

Timber floor, open fireplace with Decorative Cast Iron surround, stainless steel sink unit with painted fitted floor and eye level kitchen units, resin counter top, tiled inset for slot in cooker, fitted shutters to street facing window, under stairs pantry storage, integrated fridge freezer, integrated dishwasher, spot lights, coving and door to back yard

LANDING RETURN

1.65m x 0.76m

Carpeted floor feature coloured glass in landing window

FIRST FLOOR

LANDING:

1.66m x 1.25m

Carpeted floor

BATHROOM:

3.26m x 2.92m

tiled floor free standing roll top bath with shower over, wc, whb, painted timber wainscotting, hot press with pre-insulated hot water tank with slatted shelving and heated towel rail

RECEPTION/BEDROOM 1:

3.26m x 5m

Carpeted floor, Open fire Place with cast Iron inset and painted timber mantle, Coving, shutter feature to windows

BEDROOM (2):

3.48m x 6.1m

Carpeted floor, open fireplace cast Iron surround and mantle, fitted wardrobe

Ensuite: Tiled floor and part tiled walls, shower, wc, whb, shaving light, corner mirrored cabinet

SECOND FLOOR

LANDING:

0.724m x 1.8m

Carpeted floor Attic Access

BEDROOM (3):

3.1m x 2.7m

Carpeted floor, vaulted ceiling

BEDROOM (4):

3.4m x 5.1m

Carpeted floor, shutter on window, open fireplace with painted timber mantle fitted wardrobes

BEDROOM (5):

3.68m x 6.16m

Carpeted floor, painted shutters fitted to windows, fitted wardrobe, open fireplace with cast Iron inset painted timber mantle

Ensuite: Tiled floor, part tiled walls, wc, shower whb shaving light, open glass shelving mira Elite 2

OUTSIDE

Cobbled yard enclosed with outbuilding plumbed with outside sink
External Oil fired boiler

OUTBUILDING

3.8m x 3.6m
Lofted store with door leading to garden at rear

OUTSIDE WC:

1.3m x 2.6m
Wc whb power socket

OUTSIDE WC:

1.19m x 2m
Tiled floor wc whb

OUTBUILDING

3.5m x 2.3m
Lofted

GRANARY:

7.1m x 4.5m
Stone Flagged floor, steps up to
Sun Room: 8.4m x 3.4m
Part Stone flagged floor, door to large lawned area at rear steps
up to other floors

Side shed 3.8m x 3.5m Lofted.

Lean To Open Cart Shed

3.3m x 3.4m
Cladded Roof open shed

Asking Price: €700,000

DIRECTIONS

From Westport proceed out Quay Road passing the Woods hotel you will see a Marian Shrine Statue bear left and the subject property is on the left hand









Subject Property on 0.3 Acres

