



TUOHY
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ARCHITECT DESIGNED CONTEMPORARY RESIDENCE WITH PURPOSE BUILT HORSE STABLING ON C. 5.26Ha (C. 13 Acres) BALLYGLASS, CLAREMORRIS F12 C4A6



BER A3



FEATURES:

- Tranquil location convenient to multiple urban centres
- Well configured accommodation c. 294 Sq.m (G.I.A.)
- Top quality finish throughout
- Underfloor heating system (Air to Water)
- Beam Vacuum System
- Purpose built stabling for horses including 5 loose boxes.
- Enclosed yard and sand arena
- 13 Acres of good quality grazing land in a singular division surrounding the residence.

FOR SALE

LOCATION

This is a modern architect designed residence located almost equal distance between Castlebar, the county town of Mayo and Claremorris Co. Mayo in the townland of Carrowlisdooaun, Ballyglass. It is situated just off a local road approximately 1 kilometre from Ballyglass. This is a quiet location but convenient to virtually all facilities. There are a number of primary schools in the immediate area and there are secondary school options in Castlebar, Claremorris, Balla and Ballinrobe. Nearby recreational facilities include Lough Carra which is little more than a 5-minute drive away at Moore Hall and adjacent to this is the Moore Hall Wood now one of the most popular walks in the area having multiple trails. Lough Carra itself is a well-known for trout and coarse fishing. Lough Mask is also within easy reach.

The coast can be accessed from Westport which is approximately 30 Kilometres distance and there are multiple beaches on the south side of Clew Bay convenient to the town. For golfers there are multiple options, courses including Castlebar, Westport, Claremorris and Ballinrobe all within easy reach.

Claremorris is the closest urban centre at approximately 14 kilometres, it benefits from a number of larger supermarket chains including Tesco, Aldi and SuperValu together with all other ancillary services to provide for most requirements. Meanwhile the county town of Castlebar is just 18 kilometres away.

Claremorris 14 km
Castlebar 18km
Ballinrobe 17km
Westport 30km
Ireland West International Airport [Knock] 42km
Galway 62km
Dublin 217 km

DESCRIPTION

The turnkey residence is a substantial home extending to c. 294 Sq. Metres (c. 3,163 Sq. Feet G.I.A.). Built to the highest standards by its current owners having a natural slate roof, Triple glazed Upvc windows and feature cut stone finish to the front elevation.

The property boasts bright spacious living accommodation at ground floor with double height ceiling in the large entrance hall, living room, Study open plan kitchen/living/Dining, family room, large walk-in pantry and separate utility room, cloakroom with W.C, ground floor bedroom with ensuite shower room while at first floor there are three further bedrooms one ensuite with walk in dressing room and family bathroom.

This home is in excellent condition throughout with many detailed features, the kitchen comes fully fitted with Range Master cooker, American style fridge freezer and granite work surfaces.

Externally the gardens have been tastefully landscaped with circular paved patio area and extensive mix of tree and shrubs. There is an enclosed sand arena and modern stabling facilities in addition to c. 13 acres of farmland which is to the side and rear of the residence. To the side of the property there is modern purpose built stabling with separate vehicular entrance and includes 5 Loose boxes, grooming area, and a dry sand Arena.

SERVICES

Water: Lough Carra Group Scheme
Electricity: Mains
Sewage: Treatment Unit

BER: A3 - 113790000

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL:	5.5m x 4.06m plus 1m x 1.62m Travertine Tiled floor, vaulted ceiling, two Velux windows providing additional light, solid staircase to first floor, recessed lighting
LOUNGE:	6.2m x 4.4m Timber floor open for fireplace (Not Fitted) Corner window overlooking garden and paddock, tv point
STUDY	2.5m x 4m semi solid floor, tv point open shelving
CLOAKROOM:	4m x 1.35m Travertine Tiled floor, wc, whb with fitted press under
BEDROOM (1):	5.2m x 3.15m Semi Solid floor Ensuite: 4m x 1.12m plus 0.85m x 2m Fully tiled, wet room, rain drop shower head and handheld shower, wc, whb fitted on granite plinth, fitted mirror, door interconnecting with Utility room
UTILITY ROOM:	4.8m x 1.8000m Travertine Tiled floor stainless steel sink unit bowl and half, granite work surface, plumbed for washing machine, air to water heating system control, airing press with slatted shelving, fitted floor press units, beam collection system door to back.
KITCHEN WITH BREAKFAST AREA:	3m x 2.16m plus 11.68m x 4.62m Travertine Tiled floor recessed lighting, fitted floor and eye level units incorporating glazed display, open shelving, integrated wine rack, drawers, island unit with integrated bowl and half stainless-steel sink, granite work surfaces, range master cooker with induction 5 ring hob double oven grill and warming drawer, tv point large American style LG Fridge/Freezer large Triangular glazed window overlooking patio area and gardens, pedestrian door to side double glazed doors to Family Room
FAMILY ROOM:	4.75m x 4.5m Semi Solid floor, open fireplace fitted with standalone solid stove, granite hearth marble mantle and surround. Centre light recessed lights, surround sound double glazed doors off Kitchen
PANTRY	(Included in Kitchen area) Tiled floor open plan fitted shelving

FIRST FLOOR

LANDING:	4.0000m x 1.800m plus 1.1m x 1.9m Semi solid floor folding stairs to loft space
MASTER BEDROOM:	4.4m x 6.5m Semi solid floor door to balcony corner window overlooking gardens. Walk in dressing Room: 2.4m x 6m plus 0.88m x 1.93m Semi solid floor open shelving slide robes hanging rails. Ensuite: Tiled floor and walls walk in shower with rain drop head and handheld shower twin wash hand basins mirrored splashback with light over Velux window
BEDROOM (3):	4.0000m x 5.2000m (front) Semi solid floor Velux and side window, walk in wardrobe
BEDROOM (4):	4.0000m x 3.7m Semi Solid Floor Velux and side window
BATHROOM:	2.5m x 3m Corner bath tiled floor and walls walk in shower with rain drop head and handheld shower unit Velux window wc whb
WALK IN HOTPRESS	1.8m x 1.74m Semi Solid Floor open shelving and heating controls

OUTSIDE

STABLES	19m x 11m Good Quality purpose-built stables with 5 loose boxes and other equine facilities together with an enclosed sand arena and yard area
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ASKING PRICE €595,000

DIRECTIONS From Castlebar Take the N94 past Railway Station taking the next left for Belcarra/Castlebar Golf Club L1704, continue for 7.5km taking a right at sign for Mc Hale Caravans/Naughton Car Spares, after c. 500m Y junction bear left (at shrine) after circa 2km turn right and continue until you get to the former Garda Barracks at Ballyglass turn right here (sign for Ballintubber Abbey) and after c. 200m take the first left and the subject home will be c.500m on your left.







