

For
Sale



O'TOOLE
& CO.

The Mall
Westport
Co. Mayo
F28 T381

T: 098 28000
E: info@tot.ie
W: www.tot.ie
DX: Westport DX53008

Estate Agents | Auctioneers | Valuation Surveyors

KEEL LODGE COACH HOUSE, AGHINISH, BALLINROBE CO. MAYO

F31 D267



BER B3

POA

FEATURES:

- Period residence dating from 1740
- Fully restored and extended in 2009
- Extends to 150 sq m (1,615 sq, ft) and in excellent condition throughout
- 4 en suite bedrooms
- Large site of 0.35 hectares (0.86 Acres)
- Close to the shores of Lough Mask

O' Toole & Co. 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.

LOCATION

The location of Aghinish, Ballinrobe, Co. Mayo is set on a peninsula of Lough Mask. 'Aghinish' is the old Irish word for 'Island of horses' and is part of SAC (Special Area of Conservation). It is very unspoilt territory, that will appeal to nature lovers. The house is beside two of the world's top fishing lakes for wild brown trout, pike, perch, and game hunting areas, Lough Mask and Lough Carra.

Keel Lodge Coach House is located close to the shores of Lough Mask, 6.5kms north of Ballinrobe in Co. Mayo. This is a pleasant and scenic rural location with access directly off the N84. Keel Lodge Coach House is on the shore line of Lough Mask, renowned for World champion Fly Fishing competition. You have the best of both worlds being right beside the lake and a short drive to the coast with many blue flag beaches. It is approximately 46km from Galway and Tuam connects motorway to Dublin. A short drive away is famous village of Cong with its world class hotel Ashford Castle, where you can take the Lough Corrib Cruise. Sailing and water pursuits of Clew Bay are close by. Bike trails are a short drive to Tourmakeady, the Greenway and Lough Conn cycling loops. While mountain climbing at Croagh Patrick, Maam Cross, and Connemara are within close proximity.

Ballinrobe is a sizeable town and provides all essential amenities includes shops, schools, Golf Club, Horse Racing Track, etc. The property is also close to both Westport and Castlebar, which both offer a broad range of retail, leisure and business amenities. This area is highly accessible via road and rail, either from Westport, Castlebar and Galway, and by air to Knock Airport which is located approximately 45 minutes away. Shannon Airport (for US flights) is about 1.5 hours from Ballinrobe.

DESCRIPTION

Keel Lodge Coach House is a unique 2-storey barn conversion that features the limestone from the region. The barn structure has been carefully restored to conserve its original structure that dates back to circa 1740, but reconstructed and architecturally designed in 2009 as a new build. This property lends itself to a 4-bed family home, a holiday home or a commercial investment opportunity that can provide instant letting income, as weekly/monthly lets are at a premium in this area.

Extending to approximately 150sq.m (1,600sq.ft), the property is constructed of a mixture of solid limestone together with rendered concrete block walls under a series of slate roofs. Windows in the main are double glazed uPVC. This substantial property offers 4 en suite bedrooms together with generous living accommodation over ground and first floors.

FEATURES

- South east facing
- Built to a B3 energy rating
- 4 bedrooms with ensuite
- High vaulted ceiling in both living rooms.
- Comes with commercial fire certificate compliant with public regulations
- WIFI signal - ideal for working from home.
- Private rear walled garden with steps to upper access of mature trees
- Car parking to side and front of the house.
- Double glazed windows throughout
- Deck to rear with sun covered patio
- Woodland trails at Creagh Woods 3km away
- Small pier to launch kayak



SERVICES

The property has the following services

Sewerage	-	On-site septic tank
Water	-	Shared well
Electricity	-	Mains
Heating	-	Oil fired central heating & solid fuel stove

TITLE

Registered Freehold title.

VIEWINGS

Strictly by prior appointment with sole selling agent O'Toole & Co. Contact Gerard O'Toole on info@tot.ie or Emma Minish O'Toole on emma@tot.ie or call 098 28000

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL:	2.61m x 2.12m Tiled floor
SEPARATE WC:	2.15m x 0.91m Tiled floor, wc, whb
LIVING ROOM:	6.67m x 4.14m Vaulted ceiling with timber panelled beams, large cut limestone fireplace with solid fuel stove and wooden beam
MAIN LIVING ROOM	5.08m x 4.62m Tiled floor, extensive glazing, double doors through to rear garden, vaulted ceiling and drop down lights
KITCHEN	4.0m x 4.63m Tiled floor, door to rear, centre island, gas hob, part vaulted ceiling with Velux window
LAUNDRY ROOM	1.03m x 1.5m
REAR HALLWAY:	6.0m x 1.8m Tiled floor, original exterior stone wall feature
BEDROOM (1):	3.0m x 3.37m Tiled floor, plastered and painted walls
ENSUITE SHOWER ROOM:	2.5m x 0.87m Tiled walls, tiled floor, shower, wc, whb
BEDROOM (2):	3.54m x 3.30m Tiled floor, plastered and painted walls



DRESSING ROOM: 2.12m x 2.5m

ENSUITE SHOWER ROOM: 1.55m x 1.17m
Tiled walls, tiled floors, wc, whb, electric shower

FIRST FLOOR

LANDING: 1.8m x 2.0m
Access to first floor is via a timber staircase

BEDROOM (3): 3.59m x 2.47m

ENSUITE SHOWER ROOM: 2.42m x 0.87m
Tiled walls, tiled floor, wc, whb, shower

BEDROOM (4): 3.38m x 2.48m
Timber floor, part vaulted ceiling plastered and painted ceiling

ENSUITE SHOWER ROOM: 0.87m x 2.45m
wc, whb, shower, tiled walls and tiled floors.

GUIDE PRICE €POA

DIRECTIONS

Follow directions for Eircode F31D267









