

For
Sale



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DETACHED PERIOD RESIDENCE ON C. 7.9 ACRES
KILLADANGAN HOUSE
KILLADANGAN, WESTPORT
F28 VY77



BER D1

P.O.A.

FEATURES:

- A Fine Victorian Residence
- Wonderful vista over Clew Bay
- Period residence set on c. 3.2 hectares (c. 7.9 acres) with development potential (subject to P.P.)
- Premier coastal location close to Westport town (4 miles)
- Mature Landscaped Grounds
- Fully refurbished throughout
- 5 Bedrooms – potential for 6th

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

Located in the town land of Killadangan, approximately 6.4kms west from Westport on the coast road to Louisburgh, a most prestigious residential location within the environs of Westport. Close by is the Village of Murrisk which has Croagh Patrick, a Primary School, Restaurant and two Pubs. Bertra Beach and Murrisk Pier are also located nearby. The Greenway which is a designated walking/cycling path running around Clew Bay is outside of the property.

The popular town of Westport is located within a 10 minute drive and offers an abundance of excellent retail, business and leisure amenities. Long renowned as a visitor location, Westport boasts a number of excellent eateries, cafes, restaurants and bars. Local amenities within Westport and the broad area include championship golf, sailing, fresh and salt water fishing, Westport House estate, a number of blue flag beaches, and the Greenway to Achill Island.

Westport is well connected with road and rail infrastructure, being on the N59, N5 and with a number of daily train services to and from Dublin. Knock Airport, which is growing in terms of its connectivity, is also located within 45 minutes.

DESCRIPTION

This very fine period property comprises a residence of character and charm perched on an elevated site set well back from the road behind secure electronic gates, in a mature picturesque location with a spectacular vista over the adjacent Clew Bay. The residence, a two storey period property dating back to the mid 1800s, is accessed by a private winding avenue of mature trees. It is set on 3.2 Hectares (7.9 Acres approx.) of grazing and parkland which not only affords the opportunity to retain a number of ponies or such on the lands but also presents significant development possibilities for premier sites in this location, if a purchaser so wished (subject to planning permission).

The property has been extensively refurbished over the last 10 years and has been used most recently as a boutique high quality guest house. Offering further commercial potential or as a private home. The refurbishment included a new roof, new windows and doors, new heating system, addition of a sauna and garage. Now presented in excellent condition throughout, Killadangan House is a superb property and among the very best in West Mayo. Purchasers are rarely afforded such an opportunity, this is probably the first in upwards of a decade, to acquire a fine period property in this most desirable and sought after location. Viewing is highly recommended and strictly by appointment.

SERVICES

The property has the following services;

- Water - Private spring well
- Sewage On site septic tank
- Electricity - Mains Heating
- Oil Fired & Electric Storage
- Telecoms- Broadband and Wi-Fi
- Alarm- Fully alarmed

ACCOMMODATION COMPRISES:

UPPER GROUND FLOOR

ENTRANCE PORCH:	2.05m x 0.95m Glazed doorway, tiled floor
ENTRANCE HALL:	12.5m x 2.07m Painted timber floor, high ceiling, 3 feature lights, coving to ceiling
DRAWING ROOM:	4.68m x 4.42m Painted timber floor, 3 bay windows, high ceilings, centre light fitting, restored fireplace Double doors through to
DINING ROOM:	4.64m x 4.17m Painted timber floor, bay window, high ceiling with cornicing, fireplace
KITCHEN:	3.61m x 4.7m High ceiling with cornicing, bay window, painted timber floor, painted Shaker-style kitchen with Iroko work surfaces, tiled splashback, double Belfast sink, feature fireplace
DINING ROOM (2):	3.55m x 4.67m Fireplace, high ceiling with cornicing, central light fitting, bay window Double glazed doors through to
PARLOUR:	4.66m x 3.31m High ceiling with cornicing, central light fitting, painted timber floor, bay window, wood burning stove
TOILET:	0.97m x 1.27m Wc, whb, radiator
BEDROOM:	3.3m x 5.37m Plastered and painted walls, painted timber floor, wall and centre light fittings, book shelf, fitted wardrobes
BATHROOM:	1.55m x 3.41m plus 0.91 m x 0.9 m Painted timber floor, wc, whb - Shower
HALLWAY:	1.16m x 1.72m

LOWER GROUND FLOOR

HALLWAY: 2.08m x 10.18m
Solid oak floor, plastered and painted walls, ceiling cornicing

TOILET: 1.13m x 0.98m
Oak floor, wc. whb

STORE ROOM: 4.55m x 2.54m

BACK HALLWAY: 1.86m x 2.13m
Tiled floor

LOWER GROUND FLOOR

UTILITY ROOM: 1.87m x 2.29m
Tiled floor, shelved

OLD KITCHEN: 5.35m x 4.6m
Solid timber floor, feature solid fuel fireplace, plastered and painted walls, ceiling cornicing

BEDROOM (1): 3.3m x 5.37m
Connaught - Plastered and painted walls, painted timber floor, wall and centre light fittings, book shelf, fitted wardrobes

BEDROOM (2): 3.2m x 4.57m
Leinster - Solid oak floor, bay window, feature fireplace, plastered and painted walls

BEDROOM (3): 3.36m x 4.61m
Munster - Solid oak floor, bay window, feature fireplace, plastered and painted walls

BEDROOM (4): 4.6m x 3.23m
Ulster - Solid oak floor, bay window, feature fireplace, plastered and painted walls

SHOWER ROOM: 2.05m x 3.06m
Tiled floor, wc, whb, large shower

GARDEN ROOM: 4.57m x 4.92m
Solid oak floor, plastered and painted walls, ceiling cornicing, feature light fittings
Double doors out to rear garden

OUTSIDE

GARAGE: 4.78m x 3.71m plus 2.24m

SAUNA & SHOWER: 2.25m x 3.42m
Fully fitted sauna with bench, tiled floor, shower with tiled surround

**UTILITY/STOREROOM/
BOILER HOUSE:** 2.5m x 3.42m
Tiled floor, plastered and painted walls, boiler for heating

ASKING PRICE €POA

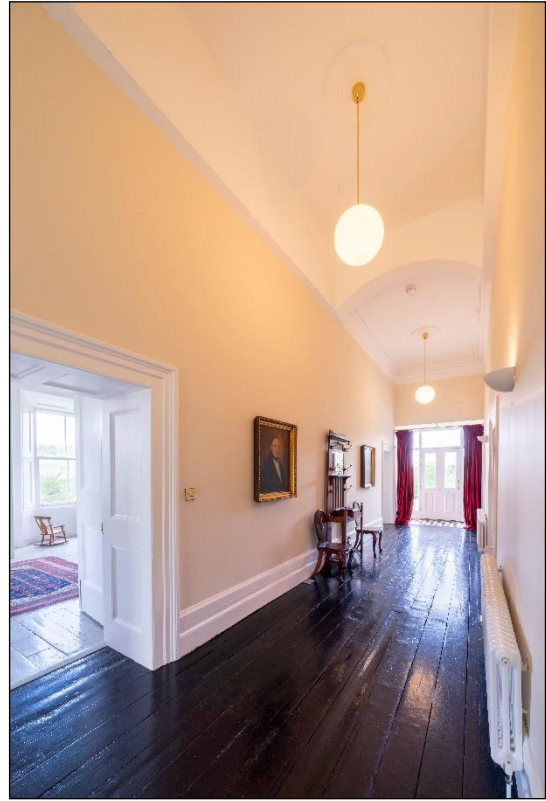
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DIRECTIONS

From Westport proceed out the Louisburgh road for approximately 6.4kms and property is on the left hand side of the road. Follow Eircode.



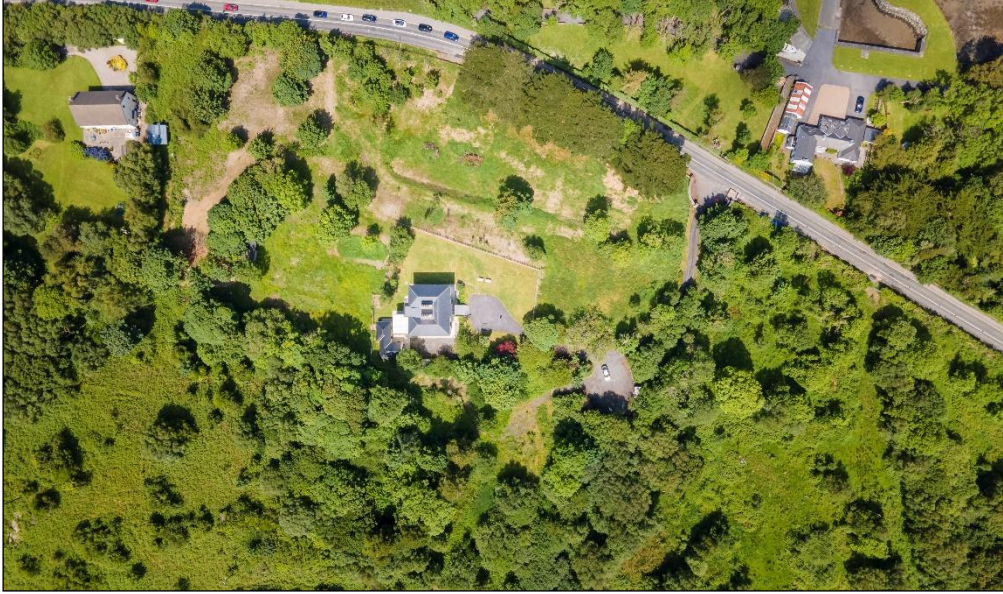








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Land Registry Compliant Map



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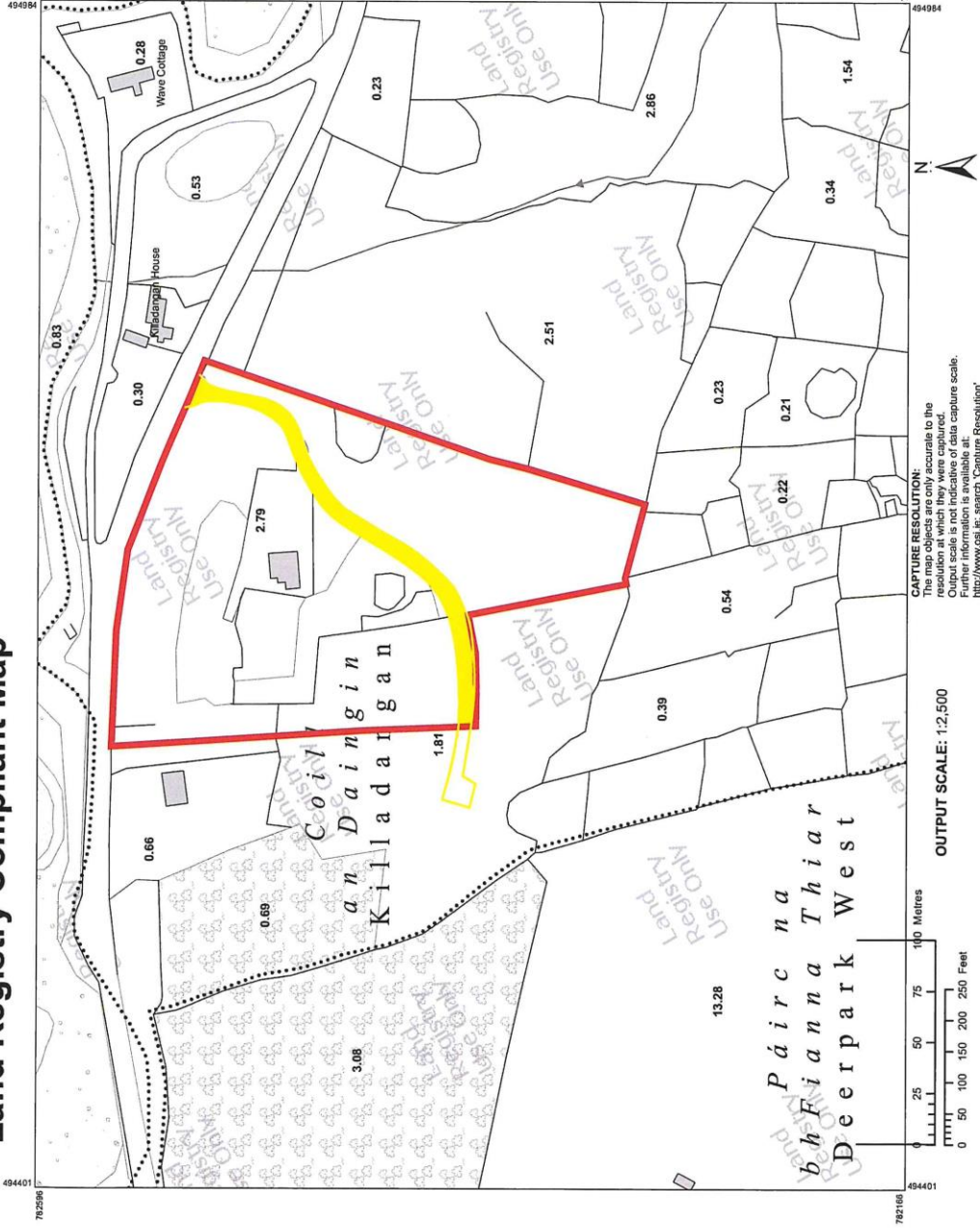
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