

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

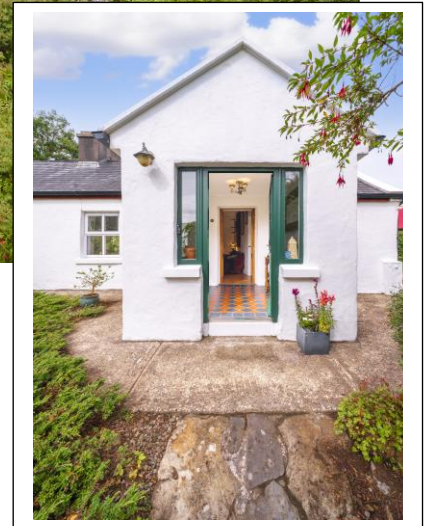
Estate Agents | Auctioneers | Valuation Surveyors

CHARMING 3 BED COTTAGE KNAPPAGHBEG, WESTPORT, CO. MAYO F28 KW88



BER E2

€450,000



FEATURES:

- Located just 3.5km from Westport in pleasant countryside setting
- Fully refurbished and extended 3 bedroom cottage
- Very high quality finishes throughout
- Positioned on extensive landscaped gardens with detached office
- Total land area of 1.28 Acres offering further development potential subject to planning permission

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.

PSRA Licence No. 001318

LOCATION

Conveniently located just 3.5kms south of Westport along the Lankhill Road. This is a pleasant rural setting set within unspoilt countryside comprising farmland and a small number of private houses. Lankhill National School is close by.

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

An utterly charming and deceptively large 3 bedroom detached period cottage which has a substantial extension to the rear. The current owners purchased the property in 1992 and over the course of the last 32 years have totally transformed the property into a stunning home of exceptional character and quality. Now presented in turnkey condition, a new owner will have nothing further to do.

The Cottage is set within extensively and sensitively landscaped gardens. This includes a detached timber framed garden room/office completed with WC. The total land holding is 0.52 Ha (1.28 Acres) with separate access. These lands may offer further development potential SPP. This is one of the best cottage restorations that has come to the market in some considerable time and viewing is highly recommended to fully appreciate this wonderful home.

FEATURES

- 3 bedrooms and 2 bathrooms
- Large site area of 0.52 Hectares (1.28 Acres)
- Double glazed timber sash windows with Energylaze
- Triple glazed windows in the sunroom
- Gated access to rear gardens
- Detached garden room/office
- Extensive sheds

SERVICES

The property has the following service connections;

Water- Mains

Sewerage – On site septic tank

Electricity – ESB

Telecoms – Broadband and wi-fi

Heating – Electric & Wood Burning Pellet Stove

TITLE

Registered Freehold title held within Folio MY27226F

BER – E2 117567792

GUIDE PRICE: €450,000



ACCOMMODATION COMPRISES:

HALLWAY:	2.0m x 2.0m Rough cast plastered and painted walls, tiled floors
SITTING ROOM:	4.32m x 3.96m Vaulted timber panel ceiling, exposed stone fireplace, rough cast plastered and painted walls
BEDROOM (1):	4.0m x 2.2m Polished timber floors, rough cast plastered walls, integrated Velux windows
BATHROOM:	2.82m x 2.27m Polished timber floors, wc, whb, electric shower with tile surround
BEDROOM (2):	3.03m x 5.93m Master Bedroom: Polished timber floors, fireplace, timber panel ceiling, extensive glazing
HALLWAY:	4.77m x 2.03m Polished timber floors
BEDROOM (3):	3.03m x 3.69m Polished timber floors, rough cast plastered walls, Ensuite shower with electric shower, wc, whb, wall mounted shower and overhead light

RAISED STEPS TO

KITCHEN/DINING	4.18m x 4.98m Timber panel ceilings, polished timber floors, rough cast plastered and painted walls, centre island, formica worktops, tiled splashback, stainless steel sink
LIVING/SUN ROOM:	3.6m x 3.27m Extensive triple glazing, Timber paneling ceiling, polish timber floors, double doors through to the garden
OUTSIDE GARDEN ROOM	3.23m x 5.15m Timber Frame Construction- Timber floors, this includes a wc room also.
EXTERNAL	3.23m x 5.15m Outside Shed







