

For  
Sale



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# KEEL LODGE COACH HOUSE, AGHINISH, BALLINROBE CO. MAYO F31 D267



BER B3

€350,000

## 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	-	Private shared well – off-site
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

<b>ENTRANCE HALL:</b>	2.61m x 2.12m Tiled floor
<b>SEPARATE WC:</b>	2.15m x 0.91m Tiled floor, wc, whb
<b>LIVING ROOM:</b>	6.67m x 4.14m Vaulted ceiling with timber panelled beams, large cut limestone fireplace with solid fuel stove and wooden beam
<b>MAIN LIVING ROOM</b>	5.08m x 4.62m Tiled floor, extensive glazing, double doors through to rear garden, vaulted ceiling and drop down lights
<b>KITCHEN</b>	4.0m x 4.63m Tiled floor, door to rear, centre island, gas hob, part vaulted ceiling with Velux window
<b>LAUNDRY ROOM</b>	1.03m x 1.5m
<b>REAR HALLWAY:</b>	6.0m x 1.8m Tiled floor, original exterior stone wall feature
<b>BEDROOM (1):</b>	3.0m x 3.37m Tiled floor, plastered and painted walls
<b>ENSUITE SHOWER ROOM:</b>	2.5m x 0.87m Tiled walls, tiled floor, shower, wc, whb
<b>BEDROOM (2):</b>	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 €350,000**

## DIRECTIONS

Follow directions for Eircode F31D267















