



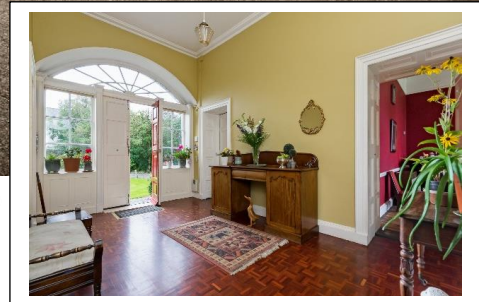
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THE RECTORY MAIN STREET, BALLINROBE F31 YW42



FEATURES:

- Premier Town Centre Location
- Site Area 0.62 Hectares (1.53 Acres)
- Oozing with Georgian Character and style
- Independent Self Contained Apartment at Garden level
Out office and Stabling to the side

FOR SALE



Tuohy O'Toole 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.

THE RECTORY

Main Street,
Ballinrobe
Co. Mayo
F31 YW42

A charming Georgian Residence
on 0.62 hectares (1.53 acres)

HISTORY OF THE PROPERTY

This very fine residence dates back to the early 19th Century. It was built as a Rectory Residence for the Church of Ireland. The residence's first occupant when originally constructed was a Reverend Crombie in about 1813, followed by Reverend James Anderson who resided here from 1825 to 1863. Following this there were a number of Rectors for relatively short periods, until a Reverend Traynor took up residence in about 1880. He remained until 1925 and his tenure is the subject of many stories worth telling, including the Rectory's occupation by the Republican Troops in the early 1920s as Ireland established its independence, while the Rector and his family remained and carried on with their normal lives.

The current owners acquired the property from the Church of Ireland in the 1950s and have been in occupation ever since, with two generations sharing the accommodation until recent years.

DESCRIPTION

The Rectory, a quality period Georgian residence, oozing with character, style, and original period features throughout. Positioned on Main Street, sufficiently set back to secure privacy and generous light while in the heart of Ballinrobe Town.

The overall site of 0.62 hectares (1.53 acres) has a substantial walled garden to the front incorporating some period out-offices, together with a circular "in/out" drive around a circular lawn, all screened by a 2.5 metre wall from the street.

The house is two floors over garden level, with access from the front at ground level via original limestone steps and through a period door with original fan light and twin glazed side panels. The garden level may also be accessed independently from a separate garden level at front and rear.

The main house offers generous, well-proportioned accommodation incorporating a large reception hall, off which there is a kitchen and study to the front, while there are two very large reception rooms each with bow windows overlooking the terraced gardens and onto the Bower Walk/Robe River to the rear. The main staircase is to the rear of the hall and both it and the landing benefit from natural light flowing from a large period arched window which extends between both floors. The upper floor has four large bedrooms, a cloakroom with wc and full bathroom, all accessed from the bright gallery landing.

Meanwhile, the garden level offers completely independent, self-contained accommodation featuring large reception room, kitchen/dining area, one very large ensuite and one medium sized bedroom and separate bathroom together with further store, wc and utility area.

The rear gardens incorporate a large area of lawn immediately to the rear of the residence, followed by terraced gardens which step down towards the Bower Walk and Robe River. The gardens contain a variety of fruit trees while the boundary has been planted with a mix of Oak, Ash, Sycamore and Chestnut. From here one can fully appreciate the rear profile of the residence, which truly demonstrates Georgian architecture at its best.

There are further out-offices and stabling to the side which also have a separate access from the Bower Lane, which may be utilised if so required.

LOCATION

Castlebar: 30km
Knock International Airport: 54Km
Galway City: 48 km
Dublin: 247km

Floor Area c. 350 Sq. Metres (net) plus Out offices: 113 Sq. Metres (Gross)
BER G / BER No.113433148

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL:	5.10m x 16.08m with parquet floor, painted plastered walls and ceiling, double entrance door
FAMILY ROOM:	4.80m x 3.35m Carpeted timber floor, painted plastered walls and ceiling, open fire, fireplace and central heating radiator
DINING ROOM:	4.80m x 4.80m Timber floor, painted plastered walls and ceiling, open fire, fireplace, bay window and storage heater
STAIRCASE:	3.40m x 3.60m With curved staircase to first floor, and stairs to basement
LOUNGE:	4.80m x 4.80m Carpeted timber floor, painted plastered walls and ceiling, open fire, fireplace, bay window and storage heater
KITCHEN:	4.80m x 3.30m Lino covered timber floor, painted plastered walls and ceiling, Alpha oil fired range, resin sink unit, spot lighting, central heating radiator and plumbing for dishwasher
UTILITY ROOM:	3.50m x 2.40m Lino covered floor, painted plastered walls and ceiling, stainless steel sink unit, floor units and plumbing for washing machine
INNER HALLWAY:	1.80m x 1.20m with lino covered floor and painted plastered walls and ceiling, access to loft space
Store Room	3.50m x 2.40m With lino covered floor, painted plastered walls and ceiling
TOILET	1.80m x 1.00m With lino covered floor, painted plastered walls and ceilings, wc, whb

FIRST FLOOR

LANDING:	5.60m x 3.0m With timber floor, painted plastered walls and ceilings and access to loft space
MASTER BEDROOM:	4.80m x 4.60m With carpeted timber floor, painted plastered walls and ceiling, open fire, cast iron fireplace, bay window and storage heater
BEDROOM (2):	4.80m x 4.60m With carpeted timber floor, painted plastered walls and ceiling,

open fire, cast iron fireplace, bay windows and storage heater

BEDROOM (3):	4.80m x 4.05m With carpeted timber floor, painted plastered walls and ceiling, open fire, fireplace, built in wardrobe and storage heater
BATHROOM:	3.00m x 2.70m with lino covered timber floor, painted plastered walls and ceiling, bath, wash hand basin, electric shower and stall, central heating radiator, walk in hot press and wall mounted bar heater
INNER HALLWAY:	8' 10" x 4' 2" (2.70m x 1.28m) With carpeted timber floor, painted plastered walls and ceiling, and access to loft space
BEDROOM (4):	4.80m x 2.70m With carpeted timber floor, painted plastered walls and ceiling, open fire, fireplace and central heating radiator
BATHROOM:	2.10m x 1.20m With lino covered timber floor, painted plastered walls and ceiling, wc, and central heating radiator
BASEMENT	
ENTRANCE HALL:	16' 1" x 9' 6" (4.90m x 2.90m) With carpeted solid floor, painted plastered walls and ceiling, central heating radiator and timber entrance door
BEDROOM (1):	4.47m x 2.70m With carpeted solid floor, painted plastered walls and ceiling and central heating radiator
ENSUITE BATHROOM:	2.50m x 1.96m Ensuite with lino covered floor, painted plastered walls and ceiling, central heating radiator, bath. wc. whb and shaver light fitting
STUDY	2.90m x 2.80m With carpeted solid floor, painted plastered walls and ceiling and central heating radiator
SHOWER ROOM:	1.50m x 1.10m + 1.35 x 0.90 With lino covered solid floor, painted plastered walls and ceiling, wc, whb and electric shower unit
BEDROOM (2):	4.40m x 3.00m With carpeted solid floor, painted plastered walls and ceiling, central heating radiator
INNER HALLWAY:	5.60m x 0.95m With carpeted solid floor, painted plastered walls and ceiling and central heating radiator
KITCHEN:	14' 4" x 9' 5" (4.38m x 2.88m) With lino covered solid floor, painted plastered walls and ceiling,

floor and wall units, stainless steel sink unit, plumbing for dishwasher and central heating radiator

REAR HALLWAY:

10.40m x 2.3m

With lino covered solid floor, painted plastered walls and ceiling, central heating radiators, plumbing for washing machine. Including boiler house with Grant Euroflame oil fired boiler, hot press with slatted shelving, store and toilet with wc, whb.

ASKING PRICE €595,000

DIRECTIONS

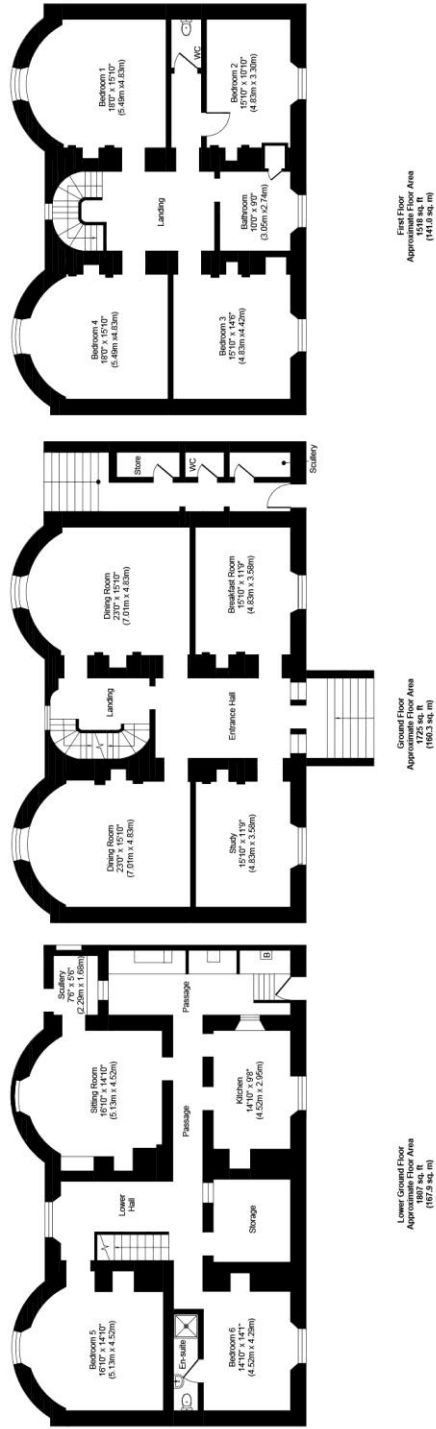
Main Street Ballinrobe











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.