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# GEORGIAN RESIDENCE

On (C. 22.4 ACRES) C. 9.05 HECTARES

## *SPRINGVALE HOUSE,*

### SPRINGVALE, BALLINROBE, CO. MAYO

F31 ED32



#### FEATURES:

- Substantial Period Residence built in the early 1800s
- Many Original Period Features
- 120 Metre Tree Lined Private Avenue
- 5 bedrooms (1 ensuite)
- Total Floor Area 204.50 sq.m (2,201 sq. ft)
- 1.5km from Ballinrobe Town & 2.5km from Lough Mask
- 9.068 Ha (22.4 Acres) of top quality land with generous frontage

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.

## BACKGROUND

Springvale House is a typical Georgian residence dating back, we understand, to approximately 1814. It is positioned in a mature parkland setting.

The property is described on the National Inventory of Architectural Heritage website as “a detached, 3 bay, 2 storey farmhouse on a symmetrical plan centred on a single bay, single storey gabled projecting porch to the ground floor. There is a hipped slated roof and an “E” shaped plan with clay ridge tiles, rendered and central chimney stacks, having cut limestone string courses below capping, supporting terracotta octagonal pots.”. In its appraisal, they say “This farmhouse represents an integral component of the domestic built heritage on the outskirts of Ballinrobe with the architectural value of the composition, one rooted firmly in the contemporary Georgian fashion.”.

It goes on to say that the property has historic connections with the Blake family, including Henry Joseph Blake. The Blakes were a very well-known aristocratic family in Galway and Mayo. We understand that it was occupied by multiple tenants over the generations, including a Resident Magistrate by the name of Alan Bell, who was apparently executed in Dublin during the War of Independence while investigating an attempt on the life of Viscount John Denton Pixton Ffrench, a former Lord Lieutenant of Ireland.

The current owners have been in occupation for almost 60 years and have resided and farmed the lands on a full time basis in that duration.

## LOCATION

Springvale House is a charming property with great history and character. 2.5 km from the shores of Lough Mask and 1.8km from the heritage town of Ballinrobe in scenic County Mayo. It is set in 22.4 acres of quality farmland that benefits from metres of frontage to the Cushlough Road.

The Property is access from a private a tree lined avenue with multiple mature broad leaved trees including limes, sycamores, beech and many others.

Ballinrobe 1.7 km

Lough Mask 2.5km

Castlebar 30km

Tuam 32km (motorway to Dublin)

Knock International Airport 30 km

Headford 22 km

Galway 48km

## DESCRIPTION

Springvale House is a typical of its period and style, quite symmetrical in the main. Its front elevation, with the cut stone façade is a most attractive feature, together with its central position within the holding, nicely set back off the road, and accessed by a tree-lined avenue. The house is over two floors and accessed via a projecting porch into the main reception hall, which benefits from two period fan lights, one at each end. The rooms, in the main, are generous and well-proportioned, with an overall net internal accommodation of approximately 204 sq. m. (2,200 sq. ft.).

## Ground Floor

The house is entered through the porch with flagged floor and this leads directly into the main hall with ceramic floor tiles with a typical arched Georgian fan light. The Reception Room is bright and airy with large windows to the front and side. The spacious kitchen/ dining room is practical and fit for purpose and the back kitchen/laundry room has an original Belfast Sink still in situ. There is also a back hall, inner hall and wet room on the ground floor.

## First Floor

At first floor there are 5 bedrooms all of which have original period fireplaces. The master bedroom is large at 18.384 sq.m (197.88 sq. ft) and benefits from an en-suite bathroom. Three of the bedrooms are to the front of the house which offer wonderful countryside views while the rooms at the rear enjoy south facing sun during the day. The Property has a Net Internal Area of 204.50 sq.m (2,201 sq. ft)

## External

To the rear, there is a substantial yard area with lime washed out offices, which include pony stables, coach house and other stores. They are of a similar period to the main house and could lend themselves to a residential conversion, subject to securing Planning Permission. From the yard one accesses a small haggart and a further field off same which, by virtue of its high stone walls, was probably an orchard in the generations past.

## Services

Sewerage - Septic Tank (at rear of yard)  
Water - Mains  
Electricity - Mains  
Heating - Oil Fired Radiator Central Heating (from Stanley Range)

## Lands

The dwelling is centrally positioned within the agricultural holding, which in total comprises approximately 9.06 hectares (22.4 acres), comprised in Folio MY106F. The land is generally very good grazing/meadow quality laid out in varying sized paddocks and benefits from significant road frontage.

## ACCOMMODATION COMPRISES:

### GROUND FLOOR

<b>ENTRANCE PORCH:</b>	2.83m x 1.85m Flagged floor
<b>RECEPTION HALL:</b>	4.34m x 2.80m
<b>DINING ROOM:</b>	6.13m x 4.34m Open fireplace with marble mantle, cast iron inset with tiled surround, large window to side and window to front, decorative ceiling cornice
<b>INNER HALLWAY:</b>	4.43m x 2.85m Includes stairwell, back hall with access to yard

<b>WETROOM</b>	4.22m x 2.50m wc, whb, shower with electric Triton unit fitted, extraction, shaver socket and wall mounted fan heater, ceramic floor tiles, window to side
<b>BACK HALL</b>	1.95m x 1.08m + 1.67 m x 0.80 m
<b>LAUNDRY ROOM/BACK KITCHEN</b>	4.45m x 2.52m An original Belfast sink fitted, plumbing for washing machine, partially tiled walls and window to one side
<b>KITCHEN:</b>	6.20m x 4.40m oil fired range with twin burners, fitted floor level kitchen units with single draining stainless steel sink, plumbing for dishwasher and multiple wall mounted presses, window to front
<b>FIRST FLOOR</b>	
<b>LANDING:</b>	2.50m x 2.90m Excluding stairwell, carpeted floor
<b>BEDROOM (1):</b>	4.43m x 4.15m (including en-suite) En-suite includes wc, whb, bath with telephone shower overhead, folding shower door, partially tiled walls, infra-red electric heater, vinyl floor, bedroom has carpeted floor and window to side
<b>BEDROOM (2):</b>	4.85m x 4.45m stained timber floor, open fireplace with timber mantle surround with cast iron inset, large window to front, built in wardrobe, hot water cylinder with dual immersion, decorative ceiling cornices
<b>BEDROOM (3):</b>	3.0m x 3.0m double with solid fuel stove fireplace, cast iron
<b>BEDROOM (4):</b>	4.82m x 4.35m open fireplace with timber mantle and iron set, large window to front, decorative ceiling cornice, carpeted floors, central heating radiator
<b>BEDROOM (5):</b>	4.39m x 4.15m Timber floor, single radiator, large window to rear, decorative ceiling cornice

**GUIDE PRICE €590,000**

# DIRECTIONS

Springvale House is located 1.7 km west of the Garda Station just outside of Ballinrobe town. More specifically the property is located just off the Creagh (Cushlough) Road, where you will see a Tuohy O'Toole For Sale Sign at.



