



**TUOHY
O'TOOLE**

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Estate Agents | Auctioneers | Valuation Surveyors

ABBEYTOWN HOUSE, CROSSMOLINA CO.MAYO F26 RT27



BER D2

FEATURES:

- Charming Period Residence dating from c.1850
- 3 bed main House and self-contained 2 bed annex
- Extensive out buildings and site area of 3.5 acres
- Conveniently located just 1km from Crossmolina
- In need of some refurbishment

FOR SALE



PSRA License No. 001318

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.

LOCATION

Located in a quiet rural pastoral setting among farmlands but yet is only 1km outside of Crossmolina. This is small charming town located 13kms west of Ballina in North County Mayo. Crossmolina provides all the amenities one could want including primary and secondary schools, GAA and Soccer Clubs, Shopping etc. Excellent Fresh Water Fishing can be enjoyed on nearby Lough Conn.

Crossmolina 1kms, Ballina 13kms, Castlebar 38kms, Westport 47kms, Sligo 74kms

DESCRIPTION

Abbeytown House is a charming two storey detached period residence on 1.41 Hectares of lands which dates from about 1850. Extending to about 220sq.m, the property has 3 bedrooms and an additional adjoining 2 bed annex. In addition to the house there are serious of out buildings. The house is in reasonable condition and has the benefit of a new oil fired boiler. However, a new owner may want to undertake some refurbishment. The lands have good road frontage and are generally all in grass and of a reasonably good standard.

ARCHITECTURE & HISTORY

Abbeytown House is not recorded as a Protected Structure but is listed on the National Inventory of Architectural Heritage which states the following;

Detached three-bay two-storey farmhouse, built 1852[?]; extant 1896, on a T-shaped plan with single-bay (two-bay deep) two-storey gabled projecting end bay. Vacant, 1901. Renovated. Replacement pitched artificial slate roof on a T-shaped plan with ridge tiles, cement rendered chimney stacks on rendered bases on axis with ridge having stepped capping supporting yellow terracotta tapered pots, concrete coping to gables, and uPVC rainwater goods on box eaves. Replacement cement rendered walls with rusticated rendered quoins to corners; rendered surface finish to side (north) elevation. Square-headed central door opening with concealed dressings framing timber panelled door having overlight. Square-headed window openings in bipartite arrangement (ground floor) with cut-limestone sills, timber mullions, and concealed dressings framing two-over-two timber sash windows. Interior including (ground floor): entrance hall retaining timber surrounds to door openings framing timber panelled doors; and timber surrounds to door openings to remainder framing timber panelled doors with timber panelled shutters to window openings. Set in landscaped grounds with ivy-covered piers to perimeter having shallow pyramidal capping supporting spear head-detailed cast-iron gates.

TITLE

Registered Freehold title held within Folio MY74381F

SERVICES

I understand the property has the following services:-

Sewerage	-	On site Septic Tank
Water	-	Group water
Electricity	-	Mains
Telecoms	-	None
Heating	-	Oil fired central heating

VIEWINGS& FURTHER INFORMATION

Strictly by prior appointment with sole selling agents, Tuohy O'Toole, The Mall, Westport, Co. Mayo.
Contact Gerard O'Toole on 098 28000 or gerard@tot.ie

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE PORCH:	1.85m x 1.28m
ENTRANCE HALL:	4.63m x 2.07m
LIVING ROOM (1):	4.62m x 4.55m Bay window, open fireplace
RECEPTION (2):	4.52m x 4.37m Bay window, double fireplace
BACK HALLWAY:	2.4m x 6.0m
KITCHEN:	4.53m x 4.30m Tiled floor, fitted kitchen, solid fuel range
UTILITY ROOM:	1.9m x 2.05m with wc
CONSERVATORY:	2.44m x 4.14m

FIRST FLOOR

LANDING:	1.9m x 2.33m
BEDROOM (1):	4.6m x 4.65m Timber floor, fireplace
BATHROOM:	3.14m x 2.20m Shower, bath, wc, whb
BEDROOM (2):	4.6m x 4.51m Timber floor, fireplace

BEDROOM (3): 4.30m x 4.43m
Timber floor, fireplace

SELF-CONTAINED ANNEXE

GROUND FLOOR

KITCHEN/DINER: 2.51m x 4.33m

LIVING ROOM: 4.26m x 4.15m
Timber floor, stove, beams to ceiling

BATHROOM: 1.69m x 1.64m
Wc, whb, shower

FIRST FLOOR

LANDING/HALLWAY: 4.47m x 1.12m

BEDROOM (1): 3.45m x 3.08m
Timber floor

ENSUITE: 0.97m x 1.16m
Wc. whb

BEDROOM (2): 4.35m x 3.10m
Timber floor

ENSUITE SHOWER ROOM: 0.82m x 2.26m
Wc, whb, shower

BER: D2 - 116461807

ASKING PRICE: €295,000

DIRECTIONS

F26 RT27







