



**TUOHY
O'TOOLE**

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TONARAH WEST CARROWHOLLY, WESTPORT F28 EH02



FEATURES:

BER D1

- Most interesting detached home converted from part of an old School (1924)
- Substantial detached two storey 5 bed property extending to 332 sq.m
- Landscaped site of 1.0 Acre which includes large modern stables and yard with separate entrance
- Located 5.2kms northwest of Westport close to Westport Rugby Club, Golf Club and within 3.0kms of Mayo Sailing Club at Rosmoney



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.

FOR SALE

LOCATION

Located 5.2kms northwest of Westport at Carrowholly. This is an attractive rural area comprising of farmlands and one off houses. This is a most convenient location and local amenities including an excellent Primary School, Westport Rugby Club, Westport Golf Club and Mayo Sailing Club is just 3.0kms away. The property has direct road access along the Golf Course Road (L1802) which connects to the N59.

Westport is a popular coastal town located on the Wild Atlantic way and west Mayo Atlantic coastline of County Mayo. Benefitting from excellent road, rail and air connectivity and a number of key employers. Westport Town Centre offers excellent shopping, bars, restaurants and cafes. Local amenities include, The Greenway, Croagh Patrick. Westport House Estate, Championship Golf, Fishing and Sailing on Clew Bay together with excellent beaches and miles of stunning countryside.

DESCRIPTION

A most interesting and attractive detached home which was converted in from part of an old primary School dating from 1924. The design and layout of the home makes for a splendid family home with large open plan living spaces and a generous amount of bedrooms at first floor. A particular feature is the extensive mansard roofs which provides for a very distinctive design and appearance.

SERVICES

The property has the following services:-

Sewerage	-	On site Septic Tank
Water	-	Group water
Electricity	-	Mains
Telecoms	-	Broadband and Satellite TV
Heating	-	Oil fired central heating

SITE

The site extends to 1.0 Acre which has been extensively landscaped. There are mature trees and shrubs to the front with larger lawns to the rear and side together with a BBQ/Dining area. The property features a large modern shed and stables which were built within the last few years. This further benefits from a yard and has a separate entrance from the main house.

BER D1-116364480

TITLE

Unregistered Fee simple title.

VIEWINGS

Strictly by prior appointment with sold selling agents. Contact Tuohy O'Toole (098) 28000.

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL:	5.0m x 3.0m Tiled floor, wood burning stove
KITCHEN:	5.5m x 4.87m Tiled floor, painted rendered walls, solid beech kitchen with Belfast sink, half-tiled walls
DINING ROOM:	6.36m x 6.08m Painted rendered walls, tiled floor, integrated book shelving into walls, recessed spotlights, double French doors out to patio
HALLWAY/ CLOSET:	1.78m x 2.26m
TOILET:	2.57m x 1.79m Tiled floor, wc, whb
UTILITY ROOM / OFFICE:	5.05m x 4.0m
HOTPRESS:	0.83m x 1.96m plus 0.84
LIVING ROOM:	9.19m x 5.51m Open plan, open fireplace with solid fuel stove, polished pine floor, integrated book shelving into walls, French doors out to rear patio

FIRST FLOOR

LANDING:	3.0m x 6.31m Polished timber floor
BEDROOM (1):	5.0m x 4.66m Timber floor
ENSUITE SHOWER ROOM:	1.97m x 2.0m Wc, whb, corner shower, tiled surround, electric shower
BEDROOM (2):	3.52m x 5.16m
ENSUITE SHOWER ROOM:	1.10m x 2.2m Tiled floor, half-tiled walls, glazed corner electric shower, wc, whb, wall mounted mirror

HALLWAY:	4.5m x 6.58m Polished timber floor
BEDROOM (3):	4.68m x 4.86m
ENSUITE:	1.93m x 1.45m Wc, whb
BEDROOM (4):	3.0m x 5.15m
WALK IN WARDROBE:	1.0m x 2.5m
HALLWAY (2):	5.11m x 1.5m
BATHROOM:	2.8m x 2.5m Timber floor, inset recessed bath, tiled surround, wc, whb, tiled electric shower
BEDROOM (5):	5.15m x 4.18m Polished timber floor
ENSUITE SHOWER ROOM:	2.27m x 2.44m Wc, whb, bidet, corner electric shower, tiled surround, half-tiled walls, polished timber floor, glazed cabinet over whb

EXTERNAL

GARAGE:	6.75m x 4.75m
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EXTERNAL -STABLES

STABLE 1:	3.8m x 3.9m
STABLE 2:	3.02m x 3.84m

ASKING PRICE €650,000

DIRECTIONS

Take Golf Course Road and take first left after Westport Rugby Club. The property is the first on the right hand side of the road. Alternatively follow the Eircode on your GPS.





