

**Lisdoogan,
Ballymote,
Co. Sligo.
F56 FX00**

(For Sale by Private Treaty)

52 acres of mixed quality agricultural land with detached dwellinghouse and agricultural outbuildings.




A fantastic residential farm holding comprising of circa 52 acres of agricultural lands in one lot together associated farm sheds, outbuildings and barns. A detached two story dwelling house is also located on the holding that does require modernisation. Located three miles from Ballymote and the N4 and at the foot of Keash Corran this property is an incredible opportunity for a young farmer/family or for someone looking to expand their current holding.

Price On Application

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 The Rock,
Lord Edward Street,
Ballymote, Co Sligo F56TF70
V.A.T. No: 3662843DH

Residential dwellinghouse:

This property was built circa 1940's and is of traditional farmhouse style and while it has not been occupied in some time it still holds its original charm and features and with the right creativity and vision, can be restored to its former glory. Set on its own generous three quarter acre site the property has generous lawns to both the front and rear.

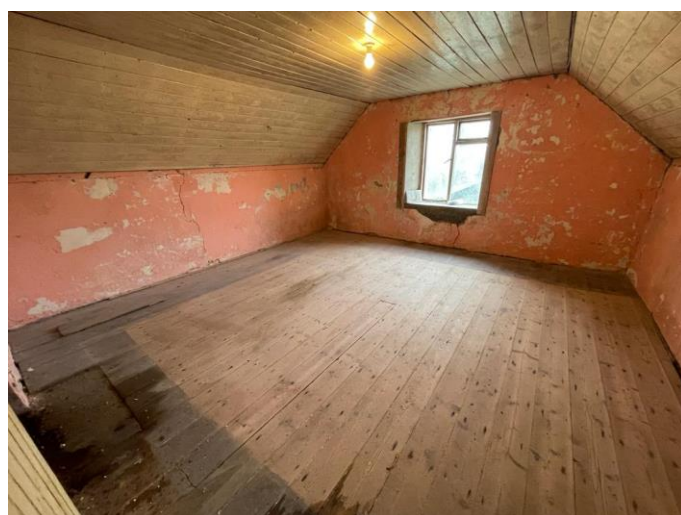
Internally the property comprises of:

Entrance hall: 2.4 m x 1.5 m

Sitting room : 4.3 m x 4.2 m

Living room with range : 3.5 m x 4.1 m

Kitchen: 3.1 m x 4.4 m



Bedroom 1: 4.2 m x 4.4 m

Bedroom 2 : 4.4 m x 4.2 m

Bathroom: 1.8 m x 2.1 m



All sizes and dimensions are

Farm buildings include:

- Barn measuring: 9.1 m x 3.5 m
- 2 bay hay shed measuring: 5.1 m x 8.5m
- Cow byre with 4 cubicles measuring: 8.3m x 4.2 m
- Stables measuring: 8.8 m x 3.9m
- Fuel shed measuring: 5.3 m x 3.7m



Agricultural land:

The lands are in one lot with of varying quality the majority would be of good quality with some low lying grounds. The lands are properly secured with adequate fencing.

Property Services & Facilities:

- Septic tank on site
- Water - Group water scheme connection
- Electricity connected
- Animal handling facilities
- Traditional stone farm outbuildings formerly used as cow byres and barns with galvanised roofs.
- Substantial rood frontage.
- Excellent grazing ground - natural drainage
- Strong fencing throughout



All sizes and dimensions are approximate and do not form any part of Contract for Sale.



Directions:

From Castlebaldwin take the Ballymote road and continue for approximately 5km, turn left and continue for 700m and take a left continue for approx. 1.8 km. The property is on your lefthand side.

From Ballymote take the Castlebaldwin road/Emmett Street and continue for approximately 5km, turn right and continue for 700m and take a left continue for approx. 1.8 km. The property is on your lefthand side.