

sale particulars...

PRICE GUIDE £295,000 FREEHOLD

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## COUNTY SLIGO ON THE EMERALD ISLE

### A 19<sup>TH</sup> CENTURY DETACHED STONE COTTAGE

occupying an idyllic rural location on the west coast of Ireland, being inland from Mullaghmore in the shadow of Ben Bulbin and standing on its own in grounds of approximately ONE AND A QUARTER ACRES with Ben Wislin immediately to the rear

A little over four miles from Donegal Bay, this fascinating period property is set central to its garden grounds, bordered by a stream, and has an imposing gated entrance to the driveway approach

Having a rustic charm of its own with Three Bedroom Accommodation, in addition to which is a single storey converted Stone Barn incorporating a 27ft Games/Ceildith Room



### CURRAGHMORE HOUSE NEAR CLIFFONEY CO SLIGO

**WARWICK:** The Estate Office, Moreton Paddox, Warwick, Warwickshire CV35 9BS  
Tel: 01926 493311 or 01926 650101

**LONDON:** Mayfair Office, Cashel House, Thayer Street, London W1U 3JT  
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# CURRAGHMORE HOUSE

**Sligo 15 miles (25kms) • Donegal 26 miles (44kms) • Cliffoney 2 miles (3kms) • Mullaghmore 4½ miles (7kms)  
Bundoran 9 miles (15kms) • Ballyshannon 13 miles (23kms)**

**Strandhill Airport Sligo 20 miles (34kms)**



**COUNTY SLIGO** (Chontae Sligeach) in the ancient province of Connacht and the gateway to the north-west of the Republic of Ireland, is bordered to the west by Mayo, to the south by Roscommon and the east by Letrim. The poet and Noble laureate, W B Yeats (1865-1939), spent much of his childhood in northern Sligo and the County's landscapes, particularly the Isle of Innisfree in Lough Gill, were the inspiration for much of his poetry – Yeats said *"a place that has really influenced my life most is Sligo"*.

**THE COUNTY TOWN OF SLIGO**, the largest 'city' in the north-western region and one of the most beautifully situated towns in Ireland, is located on the banks of the Garavogue river with Sligo Bay. The natural charm of the landscape is made up of forests, lakes and mountains with the Coolera peninsula and Knocknarea to the west, Lough Gill on the east, the Ox Mountains south with the Dartry Mountains and striking outline of famous Ben Bulbin to the north, the sheer profile of which has been said to *"dominate the landscape like no other place in the world"*. Some two miles (3kms) to the south of the regional airport is the largest site of megalithic tombs in Europe.

**THE TOWN**, which derives its name from "the place of shells", has an abundance of amenities and services embracing art galleries, theatres, a museum, excellent shops, restaurants and pubs, great traditional music and understandably many links with the poet, W B Yeats.

**LEISURE FACILITIES** are plentiful and varied to suit all tastes with golf, tennis, horse riding, flat and national hunt racing, yachting and boating, surfing, fresh water and deep sea fishing, climbing, walking, cycling, nature trails, cultural pursuits and many many more.

**CURRAGHMORE HOUSE**, whilst postally Cliffoney, a village on the N15 Sligo to Donegal road, is a little under two miles (3kms) distant from this settlement and occupies a captivating rural location with, to the rear, the towering summit of Ben Wiskeyn (514 metres), the second most westerly highest in the Dartry Mountains. Standing on its own and surrounded by countryside, the setting is truly idyllic being a short drive from Mullaghmore on the coast with Bunduff Strand and other sandy beaches.

**THE PROPERTY**, reputed to date back from the early 19<sup>th</sup> Century, is reported to have been built for the manager of the Barony of Carbury – cattle and sheep are understood to have been collected here along the "fairy road" and then herded to Mullaghmore harbour for transportation to England. The name Curraghmore is believed to be derived from the Irish gaelic "curragh" meaning flat plain and "mor" big.

**THE COTTAGE**, ideal as a permanent residence or holiday home, stands central to its grounds and is of random stone construction, two of the elevations being roughcast rendered, that to the rear painted emerald green – there is a slate roof with three inset dormer windows to the formal front, each surmounted by finials replicating the larger finials to the apexes of the gable ends which, themselves, also feature decorative bargeboards.

**THE ACCOMMODATION** within the cottage is charming with much exposed stonework in evidence. On the ground floor is a delightful 26ft living room encompassing sitting, dining and kitchen areas, the focal point of which is a tall recessed fireplace to one end – whilst there are part timbered ceilings, the central part of the room is open to the roof line and features a gallery landing. Also on this level is a study bedroom and bathroom. A spiral staircase rises to the upper floor where the part angled ceilings average just over 6ft (1.82m) adding a degree of cosiness to the two double bedrooms.

**THE BARN**, again of stone construction, is a single storey structure with a pitched roof covered in a manmade tile to replicate slate. This building has been adapted to provide an excellent 27ft games or party (ceilidh) room featuring a striking part angled pine clad ceiling and having a pitch pine boarded floor from an old school in Birmingham – there is also an overspill room, together with an adjacent wash house, having external access.

# THE COTTAGE

## Shallow Porch

with floodlight, wall-mounted lantern lights either side and timber panelled front entrance door opening directly to the Living Room.

## Living Room (east)

12'5" x 26'2"

(3.78m x 7.97m)

embracing Sitting, Dining and Kitchen areas.

A well proportioned room, the central area of which is open to the partly angled roof line, the ceiling to which is clad in knotty pine with a large inset double glazed roof light, and there is also a Gallery Landing.

Having natural exposed stone walls, part timbered ceilings and a quarry tiled floor, the focal point of the room is a tall recessed fireplace with dog-grate, canopy and thick beam overmantel.

To one corner, adjacent to the Dining Area, is a fitted base unit incorporating cupboards, pack of four drawers and having a ceramic tiled worktop with inset double bowl stainless steel sink having mixer tap.

There are two small pane sash windows to the formal front east facing elevation, three radiator cabinets and wiring for four pendant lights and two wall lights.

From the Living Room is a spiral staircase rising to the First Floor, there also being an arched opening to an Inner Hall on ground level, off which is a Study Bedroom and Bathroom.

## Inner Lobby

with electricity consumer unit, coat rack and quarry tiled floor extending through into the Bathroom.

**Built-in Airing Cupboard/Hot Press** also accessible from the Bathroom, with slatted shelving and lagged copper hot water cylinder having an electric immersion heater on a time control.

## Study Bedroom (west)

5'11" x 11'9"

(1.80m x 3.58m)

having timber boarded floor and small pane sash window with stain pine reveals.

## Bathroom (east)

5'9" x 5'6"

(1.75m X 1.67m)

plus deep door recess

being fully tiled and having panelled bath (shower mixer), pedestal wash basin (mixer tap) and close coupled WC – above the basin is an inset wall mirror with shaver light over.

As previously mentioned, the floor is finished in quarry tiles and there is an obscure glazed small pane sash window, together with a pair of louvre doors to the Airing Cupboard/Hot Press.

## Gallery Landing (east)

Overlooking the Sitting Area of the Living Room and having a part angled pine clad ceiling following the roof line, there is a small pane dormer window, exposed stone wall at lower level, stained timber boarded floor and wrought iron balustrade having stained pine handrail.

## Bedroom 2(north/east)

12'5" x 13'6" maximum  
reducing to 8'0"

(3.78m x 4.11m reducing  
to 2.43m)

**having a part angled pine clad ceiling sloping on both sides of the room to within approximately 2'6" (0.76m) from the floor.**

A small pane sash window affords an aspect facing down the drive to the gated entrance, and there is a further east facing small pane dormer window, exposed stone walls, stained timber boarded floor, built-in wardrobe/storage cupboard and wiring for a wall light.



**Bedroom 3 (east/south)**  
**12'6" x 11'2"**  
**(3.81m x 3.40m)**

again having a part angled pine clad ceiling sloping both sides of the room to within approximately 2'6" (0.76m) from the floor and having contrasting stained pine panelling to the bedhead wall, exposed stonework elsewhere, small pane dormer window and further small sash window.

In addition, there is wiring for a wall light and a ceiling trap to the Roof Space housing the cold water header tanks.

The door opening to this room from the Gallery Landing has a height of 4'9" (1.44m).

## **THE STONE BARN**

situated close to the house and having external floodlighting, is of single storey construction surmounted by a pitched gable ended roof covered in a man-made tile to replicate the natural slate roof of the Cottage.

**Games/Ceilidh Room**  
**11'5" extending to**  
**11'9" x 27'8"**  
**(3.47m - 4.58m x 8.43m)**

having exposed stone walls and a part angled pine clad ceiling with a height of 8'10" (2.69m).

Having a pair of 7'10" (2.38m) wide hardwood doors to one end and two separate doors from the Drive, each 4'10" high (1.47m), this room has a pitch pine boarded floor, exposed stone walls, recessed downlighting together with two triple spotlight fittings and double panel radiator.

Set into one angle of the roof line are two double glazed roof lights and, to the far end of the room at high level, is a leaded stained glass porthole window to the overspill room beyond.

There is an open-fronted part-curtained unit having a thick hardwood worktop, into which is set a deep white glazed sink, under worktop space and plumbing for a washing machine. Above the double doors referred to are a run of wall cupboards.

Above the stone walls are high level display shelves and there are dimmer switches controlling the downlighting.

**Overspill Room**  
**11'3" extending to**  
**11'6" x 14'0"**  
**(3.42m extending to**  
**3.50m x 4.26m)**

very much echoing the style of the Games/Ceilidh Room as regards exposed stonework and also the part angled pine clad ceiling which, in this instance, has a height of 9'2" (2.79m).

There is a strip boarded floor, separate door from the Drive, high level display shelves, double panel radiator, double glazed roof light, recessed downlighters and triple spotlight fitting with dimmer controls.

**Wash House**

contained within a separate adjacent stone building with internal exposed stonework, pine clad ceiling, porthole window, circular roof light and quarry tiled floor.

There is an electric shower unit and white suite of pedestal wash basin, together with close coupled WC.

A radiator is provided and there is also an electric warm air heater.



# OUTSIDE

## DRIVEWAY

with an imposing tall wrought iron gated entrance flanked by circular stone piers, surmounted by Na Fianna guardians – to one side is a matching pedestrian gate with ascending and descending steps around the circular pier.

Having a breadth of some 18ft (5.48m), the drive is kerbed, finished in stone chippings and other than terminating in front of the cottage, it also extends round to the Barn at the rear.

## THE GARDEN GROUNDS

extensive in area and are enclosed along the frontage to the lane by trees and dense shrubberies, to include established rhododendrons. Flanking the eastern boundary is a ditch and stream which extends round along the lane-side verge.

The garden is informal in its layout, being largely grassed and studded with deciduous and evergreen trees to include a variety of coniferous trees, further rhododendrons and silver birch lining the drive – there is also a small coppice.

To the rear of the Barn is an external encased oil fired boiler and there is also an oil storage tank.

The circular stone structure in the garden is the location of the well and pump.

Adjacent to the Wash House is an enclosed **Dog Run**.



## GENERAL INFORMATION

### Services

Mains electricity is connected to the property. Water is electrically pumped from a well and sanitation is to a private system.

The radiator heating system to the cottage and barn, together with hot water for domestic purposes, is supplied by the oil fired boiler – there is also an electric immersion heater in the cottage for hot water during the summer months.

The cottage has an intruder alarm system.

### Fixtures & Fittings

All those fixtures and fittings, as described in these Sale Particulars, are included in the purchase price, the remainder being expressly excluded. However, certain items of furniture may be available to purchase, if required, at a separate valuation.

The appliances (electrical, oil or otherwise) and other fittings referred to in this literature have not been tested and purchasers should satisfy themselves by enquiry or otherwise that these are in working order.

### Easements/Wayleaves, etc.

The property is to be sold subject to and with the benefit of any rights, easements, wayleaves, covenants or restrictions as may exist over the same, whether mentioned herein or not and **prospective purchasers are advised to satisfy themselves on such matters by enquiry through their Solicitors.**

### Planning, etc

The property, unless otherwise stated, is described as it is presented and purchasers must satisfy themselves as regards compliance with all Statutory Requirements.

## GENERAL INFORMATION continued .....

### Measurements/ Area of Land

The area of the land and room dimensions referred to in this literature are **approximate sizes only**.

It should also be noted the nature of the property is such that there are variations in the dimensions of certain rooms and measurements given are for guidance purposes only – they should not be relied upon for carpet sizes, items of furniture or appliance spaces.

### Historical Reference

Historical references in this literature is given in good faith, although its accuracy cannot be guaranteed.

### Photographs

**Attention is drawn** to the fact that the photographs contained within this literature may have been taken using a wide angle lens.

### Directions

**From Sligo**, take the N15 Donegal road in a northerly direction and proceed for a little over 12 miles (19kms) to Cliffoey (Cliafuine). Shortly after the 50km/hour speed restriction and at the crossroads, just before O'Donnell's Bar on the far left corner, turn right. Take this lane out into the countryside, with the mountains in the distance, and at the 'Yield' right of way sign, continue straight on for some 500m, whereupon the stone pillared gated entrance to '**Curraghmore House**' is on the right.

The distance to the property from the N15 (Sligo to Donegal road) is approximately 3kms.

### Viewing

Strictly by appointment through **Paul Twyneham & Company – Telephone 01926 493311**.

### Reference

**T.11463/N210507**

#### ***THE MONEY LAUNDERING REGULATIONS 2003***

The Money Laundering Regulations 2003, effective from 1 March 2004, cover the activities of service providers which include Estate Agents and Auctioneers. In line with Banks, Independent Financial Advisers, Solicitors and Accountants, it is now necessary for us to seek proof of buyers identity and address which will be required prior to the point of acceptance of an offer.

Details of identity documents and evidence of address are available upon request.

#### **IMPORTANT NOTE**

**WHILST WE ENDEAVOUR TO MAKE OUR SALE PARTICULARS ACCURATE AND RELIABLE, IF THERE ARE ANY POINTS WHICH ARE OF PARTICULAR IMPORTANCE TO YOU, DO NOT HESITATE TO CONTACT OUR OFFICE AND WE WILL BE PLEASED TO CHECK THE INFORMATION FOR YOU, PARTICULARLY IF YOU ARE CONTEMPLATING TRAVELLING SOME DISTANCE TO VIEW THE PROPERTY.**