

# For Sale

Residence on c. 37 Acres, Barroe Upper,  
Riverstown, Co. Sligo. F52 F207

DOUGLAS NEWMAN GOOD  
**DNG**

**IVAN  
CONNAUGHTON**

**BER F**



## Price Region: Offers in Excess of €395,000

DNG Ivan Connaughton are delighted to present to the market this charming three bedroom detached residence set on an impressive c. 37 acres of lands in the scenic townland of Barroe Upper, Riverstown, Co. Sligo (F52 F207).

This is a rare opportunity to acquire a compact residential holding combining a traditional farmhouse with substantial agricultural lands, all set in an area renowned for its natural beauty and unspoilt countryside. The residence, while in need of some modernisation, offers excellent potential to create a comfortable family home.

Accommodation comprises a welcoming sitting room featuring a solid fuel stove set within a feature stone surround, a spacious kitchen/dining area, three well proportioned bedrooms and a main bathroom. The property retains a number of original features and offers a solid foundation for refurbishment or further enhancement.

Externally, the property is approached via a gated entrance with a large gravel driveway providing ample parking. The house is positioned on an elevated site with mature trees and boundaries, offering privacy and unrivalled views over the surrounding countryside.

The lands extend to c. 37 acres in total offering potential for a range of agricultural uses. There are also traditional outbuildings on the property, suitable for storage or further development subject to the necessary planning permission. The property enjoys elevated and uninterrupted views across rolling farmland, with particularly attractive vistas stretching towards Lough Arrow, one of the most scenic and unspoilt lakes in the region, renowned for its excellent trout fishing, boating and walking routes. The lake and its surrounds are a significant draw for outdoor enthusiasts and contribute greatly to the appeal of this location.

Located just a short drive from Riverstown Village and within easy reach of Sligo Town, the property offers the perfect balance of rural tranquillity and accessibility to all amenities.

This property will appeal to a wide range of purchasers including those seeking a residential farm, hobby farm or a countryside retreat with significant landholding.

Viewing strictly by appointment with the Auctioneer.

**For further details and viewing, contact DNG Ivan Connaughton on 090-6663700**

### **Kitchen**

3.03m (9'11") x 4.24m (13'11")

### **Living/Dining Room**

4.04m (13'3") x 4.78m (15'8")

### **Sitting Room**

4.02m (13'2") x 4.08m (13'5")

### **Landing**

0.87m (2'10") x 3.74m (12'3")

### **Bedroom 1**

2.96m (9'9") x 2.84m (9'4")

### **Bathroom**

1.7m (5'7") x 2.22m (7'3")

### **Bedroom 2**

3.14m (10'4") x 3.5m (11'6")

### **Bedroom 3**

4.04m (13'3") x 4.07m (13'4")



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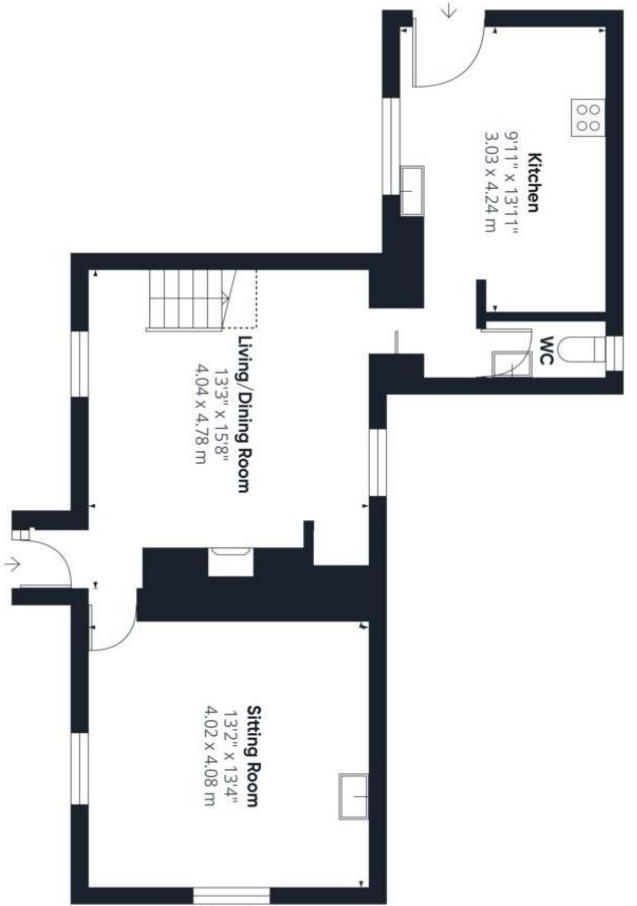
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Floor 0 Building 1

Approximate total area<sup>(1)</sup>

1059 ft<sup>2</sup>  
98.5 m<sup>2</sup>

Reduced headroom

12 ft<sup>2</sup>  
1.2 m<sup>2</sup>

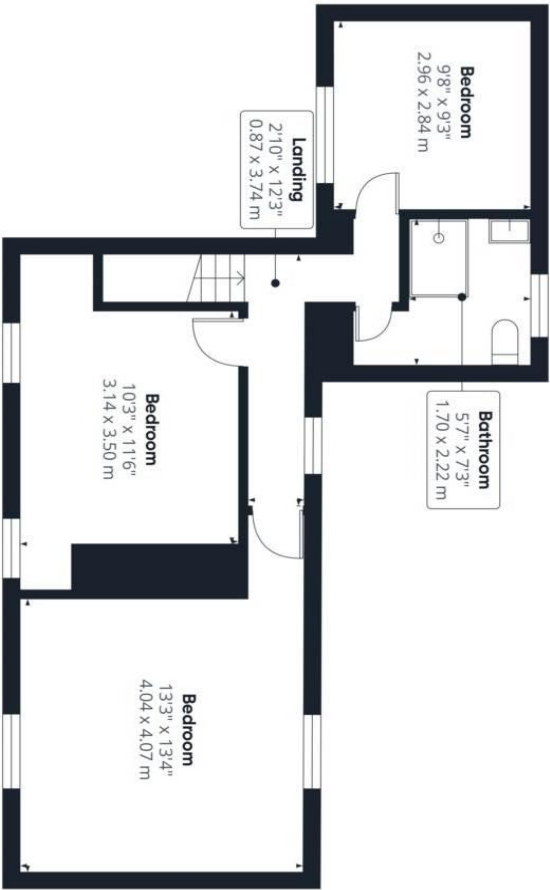
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1