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For Sale by Private Treaty



RANAGHAN, BALLINACARROW, BALLYMOTE, F56 EN83

Nestled in the peaceful countryside of Ballinacarrow, Co. Sligo, this charming detached residence offers a rare opportunity to acquire a property full of character, natural beauty and potential. Set on a picturesque site extending to approximately 100 sq.m., the home enjoys a tranquil setting surrounded by mature greenery, open countryside and stunning river views.

The accommodation comprises a bright living room with solid fuel stove, spacious kitchen, three bedrooms, bathroom and entrance hallway. While the property would benefit from modernisation and upgrading, it offers an excellent canvas for anyone seeking to create a wonderful family home, holiday retreat or countryside escape.

Externally, the property is truly special, featuring mature gardens, grazing areas, riverside scenery and stable/shed accommodation suitable for hobby farming or equestrian use.

The peaceful outdoor setting provides exceptional privacy and a wonderful connection to nature.

Located just a short drive from Collooney, Ballisodare and Sligo Town, the property combines rural charm with convenient access to local amenities, schools and transport links.

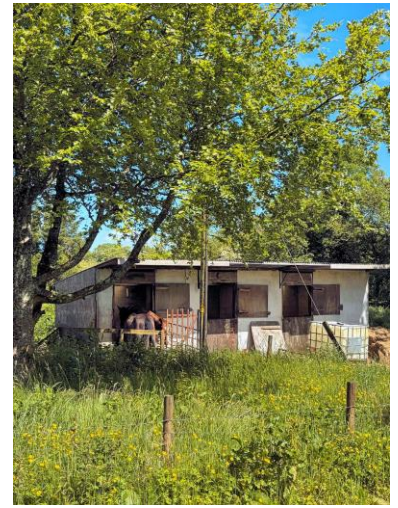
This is a unique opportunity to acquire a countryside property with enormous potential in a scenic and sought-after location.

Excellent renovation investment and refurbishment grant opportunity.

VIEWING STRONGLY RECOMMENDED

ACCOMMODATION:

| | |
|---------------|-------------------------------|
| Entrance Hall | 3'3" (0.99m) x 4'3" (1.3m) |
| Living Room | 14'9" (4.5m) x 11'5" (3.48m) |
| Kitchen | 14'9" (4.5m) x 13'10" (4.22m) |
| Hall | 15'3" (4.65m) x 3'2" (0.97m) |
| Bathroom | 8'6" (2.59m) x 5'10" (1.78m) |
| Bedroom 1 | 12'0" (3.66m) x 11'6" (3.51m) |
| Bedroom 2 | 14'6" (4.42m) x 10'0" (3.05m) |
| Bedroom 3 | 16'7" (5.05m) x 13'8" (4.17m) |



SPECIAL FEATURES:

- 3 bedroom detached countryside residence
- Set on a private rural site
- River frontage and tranquil natural surroundings
- Spacious kitchen and living accommodation
- Solid fuel stove
- Solar Photovoltaic Panels
- Short drive to Collooney, Ballisodare and Sligo Town
- Excellent renovation and refurbishment grant opportunity



AMV €195,000



