

# For Sale

Residence on c. 5.26 Acres, Gorteenclough or Corra More,  
Athleague, Co. Roscommon. F42 HK35

DOUGLAS NEWMAN COOK  
**DNG**

**IVAN  
CONNAUGHTON**

**BER B1**



**Price Region: Offers in Excess of €350,000**

DNG Ivan Connaughton are delighted to present this exceptional three bedroom residence standing on approximately 5.26 acres in the peaceful and highly scenic setting of Gorteenclough or Corra more, Athleague, Co. Roscommon.

Occupying a truly unique riverside position on the Roscommon/Galway border, this impressive property enjoys complete privacy and tranquillity at the end of a quiet country lane while benefiting from extensive frontage onto the River Suck. Surrounded by mature woodland, grazing paddocks and unspoilt countryside, the property offers an idyllic lifestyle opportunity for those seeking a country residence with outstanding equestrian facilities.

PSRA Licence No. 004422

Office: Main Street, Athleague, Co. Roscommon. F42 TW70

Tel: 090-6663700

Email: [info@dngivanconnaughton.ie](mailto:info@dngivanconnaughton.ie)

The residence has been renovated and extended in 2024, creating a stylish and comfortable home that successfully combines the character and charm of a traditional stone cottage with the convenience and efficiency of modern living. Presented in excellent condition throughout, the accommodation is bright, spacious and tastefully finished, featuring a beautifully appointed kitchen, dining room, living room, office space, two bathrooms and three generous bedrooms.

A particular feature of the property is its superb outdoor amenities. The lands extend to approximately 5.26 acres and have been thoughtfully laid out to cater for equestrian enthusiasts and hobby farmers. Facilities include a sand arena, track system and two paddocks, providing an excellent environment for training, exercising and grazing horses. A range of useful outbuildings provide extensive storage, while a purpose built horse shelter further enhances the property's equestrian appeal.

The grounds are exceptionally attractive, with mature trees and natural woodland extending along the riverbank, creating a private wildlife haven and a picturesque backdrop to the residence. The River Suck, renowned for its natural beauty, fishing and recreational opportunities, forms a striking boundary to the property and adds significantly to its uniqueness.

This is a rare opportunity to acquire a beautifully presented country residence with equestrian facilities, mature riverside grounds and excellent privacy, all within easy reach of Athleague Village, Roscommon Town, Ballinasloe, Athlone and the wider Midlands region.

Viewing is highly recommended and strictly by appointment only.

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

### **OTHER FEATURES**

- BER B1
- Stone Cottage Character combined with Modern Extension (c. 1,690 sq.ft)
- Extension built 2024
- Air to Water System installed 2021
- Vegetable & Mature Fruit Garden
- Range of Useful Outbuildings and Storage Sheds (c. 947 sq.ft)
- Located at the End of a Quiet Country Lane
- Frontage onto the River Suck
- Convenient to Athleague Village, Roscommon Town, Athlone & Ballinasloe
- Ideal for Equestrian Enthusiasts, Hobby Farmers or those seeking a Riverside Country Retreat



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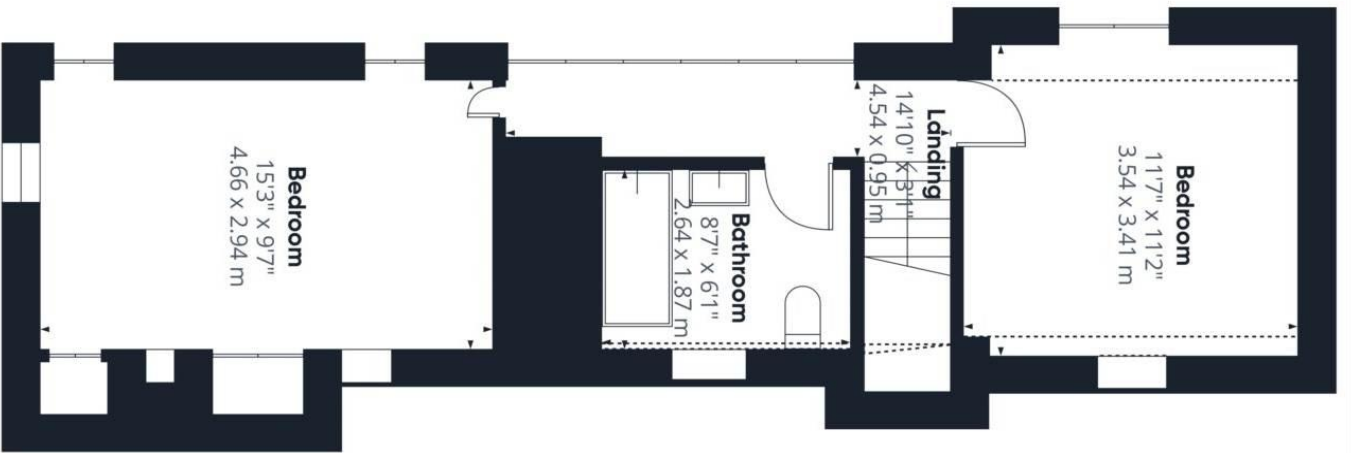
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<p><b>Approximate total area<sup>(1)</sup></b></p> <p>1066 ft<sup>2</sup>                  99 m<sup>2</sup></p> <p><b>Reduced headroom</b></p> <p>9 ft<sup>2</sup>                  0.8 m<sup>2</sup></p>	<p>(1) Excluding balconies and terraces</p>
	<p>Reduced headroom</p> <p>..... Below 5'0/1.5 m</p>

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

GIRAFFE360



Floor 1



**Approximate total area<sup>(1)</sup>**  
 387 ft<sup>2</sup>  
 36 m<sup>2</sup>

**Reduced headroom**  
 20 ft<sup>2</sup>  
 1.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

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GIRAFFE 360