

For Sale

Residence On C. 25.25 Acres (In Lots), Carrownamaddy,
Lecarrow, Co. Roscommon, F42 W021

DOUGLAS NEWMAN GOOD
DNG

**IVAN
CONNAUGHTON**

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Price: Open to Offers

DNG Ivan Connaughton are delighted to present this attractive three bedroom residence standing on c. 25.25 acres of lands (In Lots) at Carrownamaddy, Lecarrow, Co. Roscommon, F42 W021.

Offered for sale as follows:

- Lot 1:** Three bedroom residence on c. 5.10 Acres with frontage onto Lough Ree/ River Shannon
- Lot 2:** c. 7.30 Acres of excellent quality lands with farm buildings including two-bay hayshed/ lean to and a range of outbuildings
- Lot 3:** c. 7.26 Acres of excellent quality lands at end of country lane
- Lot 4:** c. 3.50 Acres of mixed quality lands (in three lots) fronting onto Lecarrow Canal
- Lot 5:** c. 2.09 Acres of boglands at Doogarymore. Kiltewan
- Lot 6:** Entire Property - Residence & Farm Buildings on c. 25.25 Acres (Lots 1,2,3,4 & 5 combined)

Occupying a superb countryside setting just minutes from Lecarrow Village and enjoying magnificent views towards Lough Ree and the surrounding rolling landscape, this well maintained property presents a rare opportunity to acquire an extensive residential farm in one of the areas most desirable locations.

Residence - The residence is presented in good condition throughout and offers bright, well proportioned accommodation comprising a spacious kitchen/dining room, front porch, a welcoming sitting room featuring a traditional solid fuel range, three bedrooms and a family bathroom.

Standing overall on c. 5.10 Acres with stunning views and water frontage onto Lough Ree/ River Shannon, Nestled along a quiet country lane in a picturesque rural setting, the residence enjoys exceptional privacy and tranquillity while benefiting from stunning views of and frontage onto Lough Ree/ River Shannon and the surrounding countryside.

Lands - The lands are suitable for grazing, meadow or general agricultural use with farm buildings standing on Lot 2. The various lots offer excellent potential for neighbouring farmers seeking to expand their existing enterprises, hobby farmers, equestrian enthusiasts or purchasers wishing to acquire lands in a scenic lakeside setting with potential for building sites (subject to planning being obtained)

The location is undoubtedly one of the most appealing features.. Lecarrow Village, renowned for its marina, lakeside walks and boating amenities, is just a short drive away. The property is also conveniently situated within easy reach of Roscommon Town, Athlone and the M6 Motorway, providing excellent connectivity to Galway, Dublin and beyond.

Viewing comes highly recommended. For further details & viewings, contact DNG Ivan Connaughton on 090-6663700

Kitchen

5.06m (16'7") x 3.6m (11'10")

Living Room

3.91m (12'10") x 4.06m (13'4")

Bedroom

3.03m (9'11") x 2.89m (9'6")

Bedroom

2.99m (9'10") x 2.62m (8'7")

Bedroom

3.07m (10'1") x 4.06m (13'4")

Bathroom

2.5m (8'2") x 2.4m (7'10")



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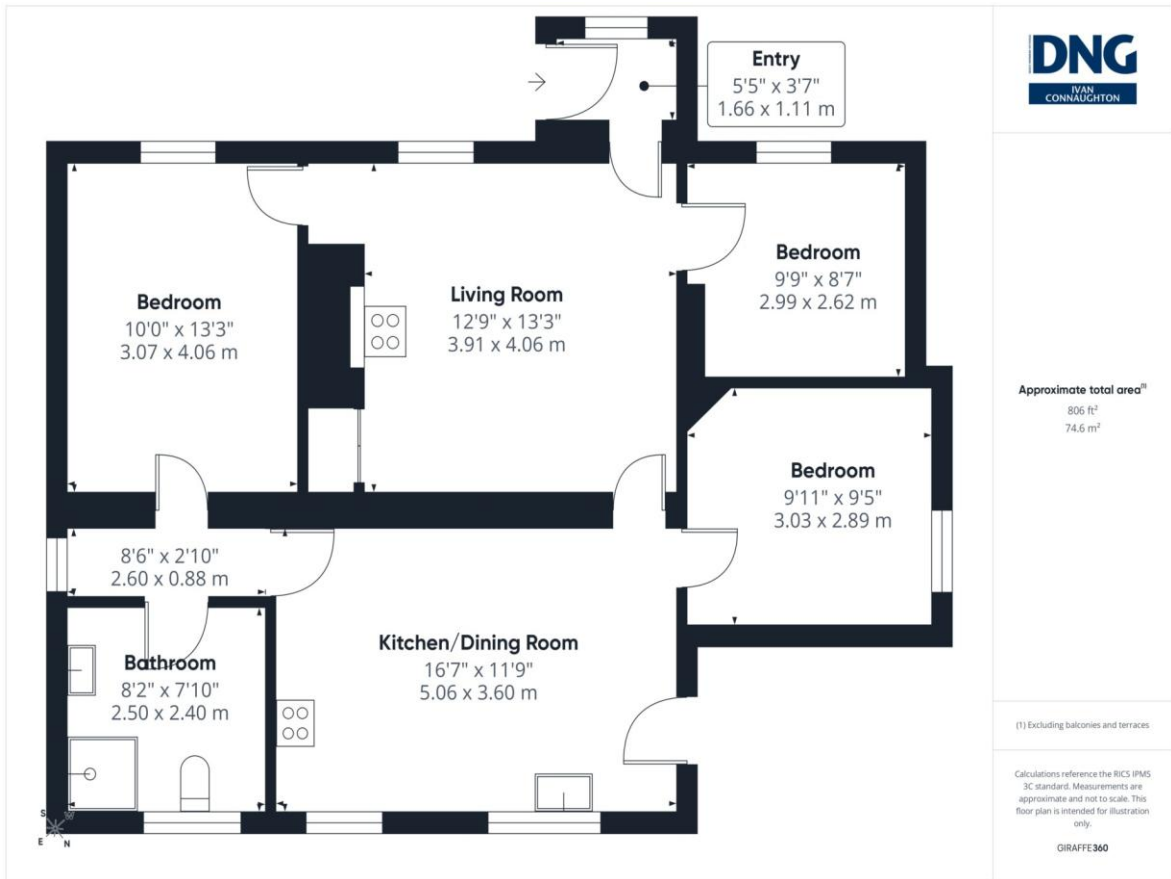
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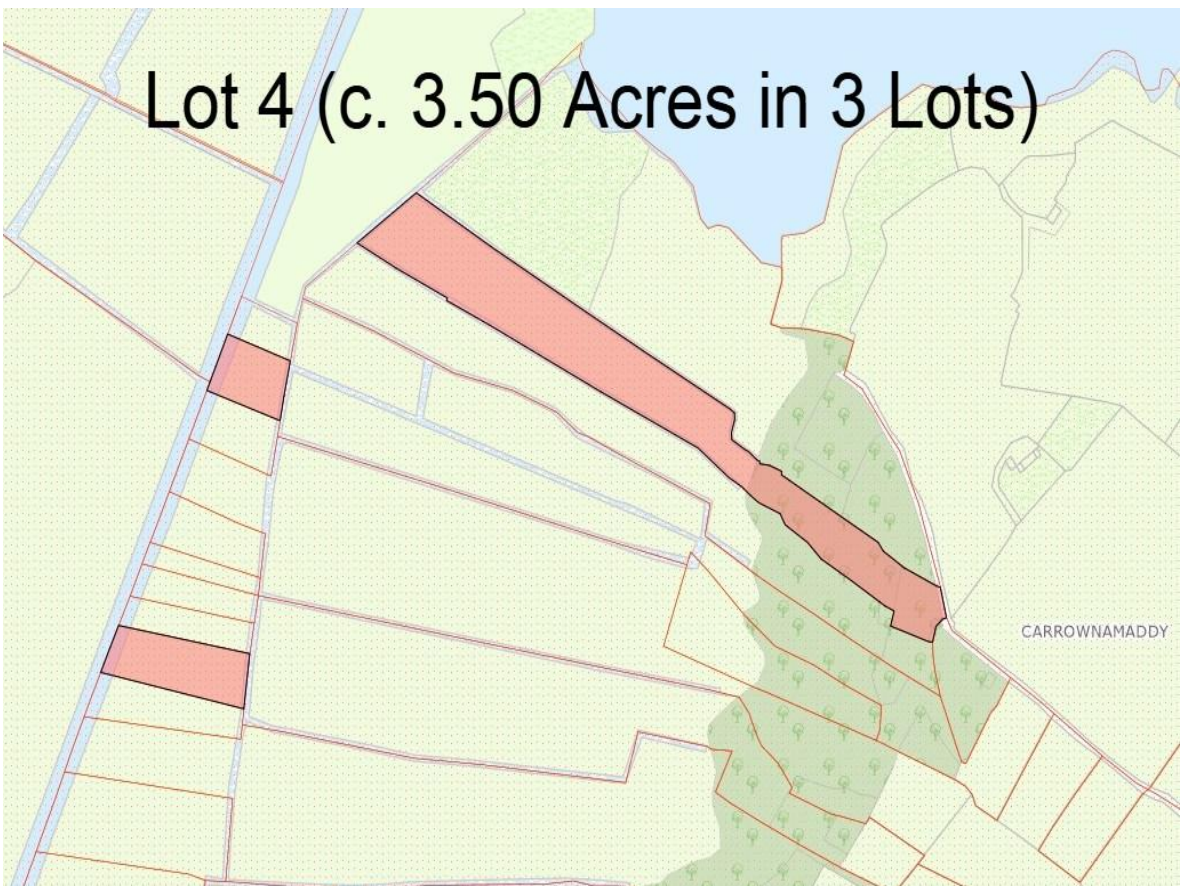
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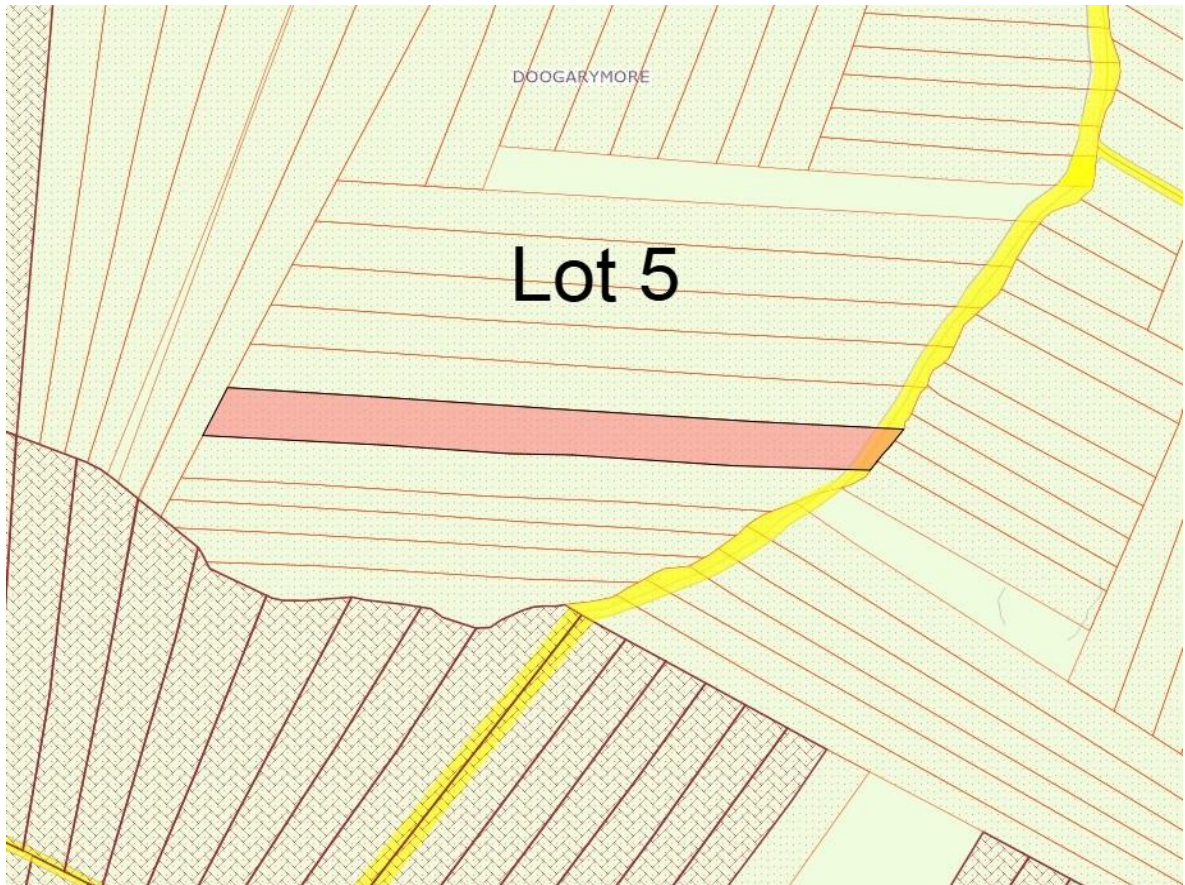


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