

Tourlestrane, Tubbercurry

Starting Bid: €155,000.00



For sale by Connaught Property via the [iamsold](https://iamsold.ie) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Discover the essence of soul, charm, and limitless potential nestled within Tourlestrane Meadows, a scenic gem in Tourlestrane, South Co. Sligo. Spread across 8.68 acres of beautiful land, this estate boasts stunning mountain views and lush, mature trees. The heart of this property is a captivating two-story period house dating back to 1870, with a 1920 extension, brimming with history and character.

Upon arrival, an original wrought iron gate with stone piers opens to a private, tree-lined gravel driveway, leading to this historical haven. The estate features fields ideal for animal grazing, serene natural surroundings, and cozy nooks for outdoor enjoyment. A stable and an original outbuilding with versatile rooms offer ample space for your dreams to take shape.

The 174 sqm residence awaits a visionary's touch, promising a perfect canvas for a full renovation to create a family home. Unoccupied for a period, it stands as an ideal project

for renovation enthusiasts, potentially qualifying for up to €70,000 in vacant housing grants (www.gov.ie) and additional SEAI energy efficiency grants (www.SEAI.ie).

Included is a renovated 3-bedroom mobile home with all utilities connected, a new modern kitchen (including a full fridge/freezer), and an updated bathroom. Electricity has been connected in one of the stables, where it is possible to connect washing machine and dryer.

Set in an idyllic location, you're moments from Ireland's natural beauty, with convenient access to the N17 (7 minute drive), Knock Airport (20 minute drive), local secondary schools, and amenities in Tubbercurry and Charlestown (9 minute drive). Essential services, including a primary school, GP, church, pub, and GAA pitch, are within walking distance.

Experience the unique allure of this property for yourself. We invite you to join us for a viewing and envision the potential of Tourlestrane Meadows.

Measurements:

Ground Floor Entrance Porch: 2m x 2.3m Hallway: 2.1m x 6.1m Reception Room: 3.6m x 5.2m Sitting Room: 3.6m x 5.2m Kitchen: 3.7m x 3.0m Utility: 2.9m x 2.3m First Floor Bedroom 1: 3m x 3.7m Bedroom 2: 3.7m x 2.4m Bedroom 3: 3.7m x 2.6m Bedroom 4: 5.2m x 3.6m Family Bathroom: 2.9m x 2.4m

Features

Lovely Location

Would make an Ideal Family Home once renovated

Circa 8.68 Acres of Land

Walking distance to all local amenities

3 Bedroom Mobile Home with water & Electricity connected

Mature Trees along gravel drive to House

Range of Outbuildings & Stables

BER G / BER No. 115518235

TO VIEW OR MAKE A BID Contact Connaught Property or [iamsold](http://iamsold.com), www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. IAM Sold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell

properties including the arrangement of viewings and follow up.

Ground Floor

Entrance Porch:
2m x 2.3m

Hallway:
2.1m x 6.1m

Reception Room:
3.6m x 5.2m

Sitting Room:
3.6m x 5.2m

Kitchen:
3.7m x 3.0m

Utility:
2.9m x 2.3m

First Floor

Bedroom 1:
3m x 3.7m

Bedroom 2:
3.7m x 2.4m

Bedroom 3:
3.7m x 2.6m

Bedroom 4:
5.2m x 3.6m

Family Bathroom:
2.9m x 2.4m