



For Sale by Private Treaty

Nettlehill House & Lodge, Kilshanvey, Kilconly, Tuam, Co. Galway.

5 Bedroom beautiful thatched cottage.

2 Bedroom residence.



Location

- 4 km (2.5 miles) – Caherlistrane
- 4.8 km (3 miles) – Kilconly
- 35 km (22 miles) – Galway.

Description – 5 Bed Thatched Cottage

- This is a stunning 5 bedroom unique cottage situated on approximately 1 acre immaculately maintained site.
- The original house was constructed in 1890 and has been carefully and lovingly restored and extended using top quality materials and expert craftsmanship.
- The porch, which incorporates a ½ door feature, leads into a traditional open plan living room/dining room/kitchen.
- The kitchen with traditional ceiling beams and wall lighting has a tiled floor, Belfast sink, granite work-top and 'knotty pine' kitchen units, ceramic-top cooker and fridge freezer.
- A traditional open fire-place, with crane and pot hooks, sits at the heart of the living room, perfect for cosy winter evenings.

- The spacious fully tiled bathroom has a beautiful extra large free standing cast iron roll top bath, recessed lighting in a pine ceiling gives a final touch to this room.
- There are 3 bedrooms downstairs, one of which has a fully tiled en-suite with an extra large electric shower. All have traditional style latched doors and wooden floors.
- A utility room has a washer and dryer with spacious shelved linen cupboard.
- A wrought iron spiral staircase leads to a large dressing room off the master bedroom.
- Upstairs there is also another twin bedroom.
- The thatched roof is maintained by a master Thatcher.
- All windows are double-glazed and there is oil-fired central heating throughout.
- On this manicured site there is also a large boiler house, garage and extensive well maintained sheds.
- A covered patio area leads to a separate 2 bed roomed lodge.

Description - 2 Bedroom Residence

- 2 Bedroom house standing on approximately 1 acre site.
- This house has a fully fitted kitchen and washing machine/dryer, dishwasher, cooker and fridge freezer.
- Just off the kitchen/living room is a beautiful sunroom which can be used as a dining room. From this room there are beautiful views of the western sun set.
- Double French doors lead to a covered patio area suitable for picnic/barbeque.
- The living room has a lovely open fire place.
- Downstairs there is a fully tiled bathroom and a double bedroom.
- A pine staircase leads to a large fully tiled bathroom with electric shower.
- The second bedroom is very spacious with a velux window giving panoramic views of the surrounding countryside. This room has a feature circular window in the gable wall.
- Upstairs there is a spacious, shelved hotpress.
- uPVC double glazing throughout.



Directions

From Tuam, proceed out the Kilmaine/Ballinrobe/Old Sugar Factory Road. After approximately 7 miles turn left for Kilconly Village. Proceed through the village taking the second left after the village signposted for Ratesh/Tobberoe. Proceed over the hill through the village of Ratesh coming to a fork in the road take a right, proceed on this road coming to a T-junction take a right and take the next left. The property is located on the L.H.S.

From Shrule, proceed out the Dalgan Road for approximately 2.5 miles, take a right turn through Deerpark Village, proceed on this road for approximately 2 miles the property is visible on the R.H.S.

From Kilmaine, proceed on the Tuam Road for approximately 5 miles until a large forest is visible on your right hand side taking the next right hand turn at the end of the forest at the bottom of a hill proceed along this road through the forest for approximately 1 mile taking the second right and the property is visible on your L.H.S.

Viewing

Strictly by appointment with auctioneers Dermody Auctioneers, Valuers and Estate Agents.
Negotiator - Ian Dermody (093) 52655

Minimum Advised Value – € 300,000

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given.

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