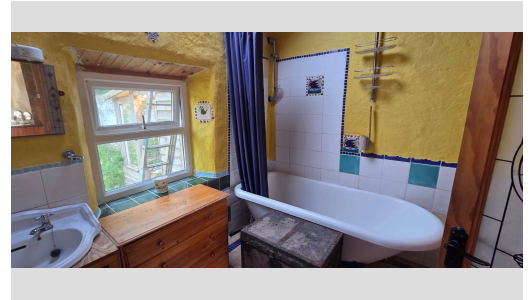


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Cloontia, Bonniconlon

Starting Bid: €70,000.00



For sale by Edel Rolston Auctioneers via the [iamsold](https://www.iamsold.ie) Bidding Platform

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Cloontia, Bonniconlon, County Mayo F26 D6X0
Charming Traditional Irish Cottage with Boundless Potential centrally located and only 6km from Bonniconlon, 8km to Ballina and 13km to the seaside village of Enniscrone.

This cottage is nestled in a beautifully quiet, unspoiled, and scenic location in Bonniconlon, County Mayo, this traditional one-bedroom Irish cottage offers a rare opportunity to create a dream rural retreat. Sitting on a generous 0.89-acre plot, the property is surrounded by lush nature and situated just a stone's throw from the peaceful Brusna River, a true haven for those seeking tranquillity, privacy, and an authentic connection to the West of Ireland countryside.

While the cottage requires renovation and modernization, it retains immense character, featuring thick stone walls, deep window sills, classic vaulted timber-clad ceilings, and original hearths. Because it has been unoccupied, the property should be highly eligible for

the Vacant Property Refurbishment Grant (and potential derelict top-up grant), offering up to €70,000 in government funding to assist with restoration costs.

Key Features:

Generous Plot: Spanning 0.89 of an acre, providing ample space for expansion, landscaping, vegetable gardens, or small-scale homesteading.

Grant Eligibility: Ideally suited to benefit from the Vacant Property Refurbishment Grant, providing substantial financial backing for the renovation.

Authentic Character: Traditional stone-built cottage with a striking red front door, classic slate roof, and deep-set windows.

Living Space: Features an open-plan kitchen and living area centered around a traditional large hearth with a solid fuel stove, plus a separate double bedroom with its own feature fireplace.

Existing Services: Unlike many remote renovation projects, this property already benefits from essential services:

Mains electricity connection

Solid fuel heating

Private well water supply

Eco-friendly composting toilet system

Outbuildings & Extra Potential: The property includes rustic stone outbuildings with corrugated roofs, perfect for conversion into workshops, studios, or extra storage.

Additionally, a large open-sided Dutch barn on the grounds currently shelters an additional mobile structure, offering great flexibility during the build.

Location:

This property boasts an idyllic location in a beautiful scenic part of Bonnickonlon County Mayo, where nature is your closest neighbour. The nearby Brusna River offers beautiful walks and fishing opportunities right on your doorstep. Despite its wonderfully secluded and peaceful feel, it remains within easy reach of local towns for daily amenities, offering the perfect balance between a complete rural escape and modern convenience.

Agent's Note: Set on nearly nine-tenths of an acre, this property is a blank canvas full of history and charm. With the added benefit of existing services and excellent eligibility for the Vacant Property Refurbishment Grant, it is uniquely positioned for a restoration enthusiast, a creative looking for a peaceful studio, or anyone searching for a highly rewarding project in one of County Mayo's most unspoiled natural settings. Viewing is highly recommended to fully appreciate the magic of the location and its true potential.

BER: G

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To view or make a bid contact Edel Rolston Auctioneers or [iamsold, www.iamsold.ie](http://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.

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