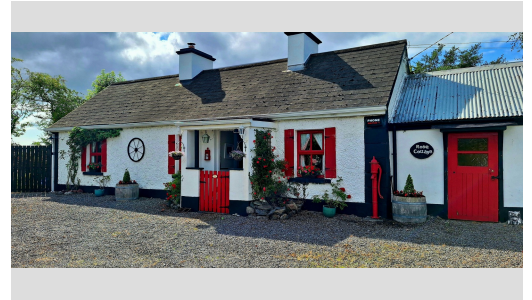


**Chazey Properties limited**  
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**Lanesborough**  
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**t: 043 332 7951**  
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## **Ballincurry, Longford**

### **Starting Bid: €155,000.00**



For sale by Chazey Properties Ltd via the iamsold Bidding Platform

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

#### **A Timeless Treasure in the Heart of the Irish Midlands**

We're delighted to present this beautifully restored 2-bedroom cottage, a true gem that has stood proudly for over a century. Thoughtfully renovated by its current owners, the home blends historic character with modern comfort. Every detail has been carefully considered to honour its original charm while enhancing its functionality for contemporary living.

Inside, you'll find two inviting bedrooms, a stylish bathroom with a shower, a warm and welcoming living room, and a well-appointed kitchen. The layout is both practical and cozy, with ample potential for future extensions to suit your evolving needs.

Step outside and discover one of the property's most enchanting features: a stunning log cabin tucked away at the rear of the garden. Currently used as a cinema room, it's an ideal space for entertaining or enjoying a peaceful movie night.

The expansive garden is a nature lover's dream. Lovingly cultivated with biodiversity in mind, it features over 100 native Irish trees, a charming orchard, and a tranquil pond—creating a sanctuary for local wildlife. Remarkably, the land has been maintained without pesticides or fertilizers for over 20 years, offering a truly organic and serene environment.

Nestled among the trees, you'll also find a magical treehouse—a tranquil oasis suspended in nature. Perfect for quiet reflection, reading, or simply soaking in the peaceful surroundings, it offers a unique retreat in the heart of the garden. And just beneath it, a Lazy Spa hot tub invites you to unwind in warm, bubbling comfort while immersed in the sights and sounds of nature. Whether you're seeking solitude or a whimsical hideaway, this space adds a touch of enchantment and luxury to an already extraordinary property.

This is more than just a home—it's a piece of living history, lovingly preserved and ready for its next chapter.

#### Services:

Septic tank, well water, fibre broadband, reverse osmosis drinking water

#### Location Highlights:

Ideally located in the heart of the Irish Midlands, just minutes from the N4 National Primary Route (Junction 7 M50 Dublin – approx. 1hr 25min).

A practical choice for commuters with Longford Town train station nearby, offering seven daily services on the Dublin–Sligo line (Dublin approx. 1hr 20min, Sligo approx. 1hr 14min). Perfect for remote working with high-speed fibre broadband already connected.

#### Nearby Amenities:

Drumlish Village: Local shops, pharmacy, pubs, church, and national school.

Longford Town: Full range of public services just a short drive away.

Primary and Post Primary: Convenient access to schools in Drumlish, Ballinamuck, Moyne, Granard, and Longford Town.

## 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

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information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.