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Cloongee, Foxford

Starting Bid: €295,000.00







For sale by Sherry FitzGerald Hanley 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. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Tucked away in the peaceful townland of Cloongee, just outside Foxford, this exceptional two-bedroom detached cottage offers the perfect balance of countryside tranquillity and modern convenience. With the N26 only one kilometre away, you're never far from the amenities of Foxford (5km), Ballina (20km), Swinford (13km) and Castlebar (20km), while Ireland West Airport Knock (28km) is within an easy half-hour drive.

Originally inspired by the history of the site, this beautiful home was completed in 2018. Although retaining a small section of its original stone wall, the property is effectively a modern build, constructed with insulated block walls beneath a traditional pitched slate roof. The result is a home that captures the charm and character of a classic Irish cottage while delivering all the comfort, efficiency and quality expected from a contemporary build.

Accommodation comprises two spacious ground floor bedrooms, a bathroom, a large living room and modern kitchen. There is an additional bedroom and bathroom located in the

converted loft space, which is accessed via a spiral staircase in the living room.

Approaching the property, a gravel driveway provides generous parking, while an attractive natural stone boundary wall creates an inviting first impression. Beautifully landscaped gardens feature an impressive rockery leading to a raised seating and picnic area, perfectly positioned to enjoy uninterrupted views across the surrounding Mayo countryside.

Inside, every detail has been thoughtfully designed to reflect the property's heritage. Exposed timber beams, high ceilings, elegant sash windows, natural stone-effect plaster finishes and ornate fireplaces combine to create a home filled with warmth, character and timeless appeal. Throughout, the finish is of an exceptionally high standard, with extensive insulation ensuring year-round comfort and energy efficiency.

Adding even greater versatility is the detached outbuilding, cleverly designed to resemble a traditional stone granary. Fully self-contained, it incorporates a kitchen and living area, bedroom and bathroom, making it ideal as guest accommodation, independent living space, a home office, or potential rental accommodation.

For outdoor enthusiasts, the renowned River Moy lies just 700 metres away, offering some of Ireland's finest salmon fishing, while the peaceful rural setting provides the perfect escape without sacrificing accessibility.

This is a rare opportunity to acquire a beautifully crafted modern cottage that successfully blends traditional Irish character with outstanding contemporary quality—a truly unique home in one of Mayo's most peaceful settings.

BER:B3
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To view or make a bid, contact Sherry FitzGerald Hanley or iamsold, 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.

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Porch 1.2m x 1.4m With timber effect tile floor.

Living Room With lmainate floor, feature high ceiling and exposed timber beams, double aspect sash windows allowing for lots of natural light, a solid fuel stove with ornate timber surround and double doors leading to the kitchen.
Kitchen 4.5m x 2.8m With timber affect tile floor, fitted kitchen with tile splashback with intergrated oven, grill, hob, fridge/freezer and dishwasher and double aspect windows allowing for lots of natural light.
Bathroom 3.3m x 2.1m With tile floor, timber affect tile panelling to the wall, wet room style shower, WC, wash hand basin and large freestanding bathtub.

Utility Room 2.8m x 1.7m With timber affect tile floor, fitted storage and room to accommodate a washer and dryer.
Bedroom 1 2.8m x 3m Double room to the rear of the house with laminate floor and nice views of the surrounding countryside.
Bedroom 2 4.1m x 4.8m Double room with lamiante floor, high ceilings with ornate exposed beams, two windows to the front allowing for lots of natural light, a decorative fireplace and walk-in wardrobe.
Attic 6.7m x 3.5m Large attic space, accessed by a spiral staircase in the living room with two Velux skylights and a window to the gable wall.
Garage
Kitchen/Living Room 5.5m x 2.8m With laminate floor, fitted kitchen, gas stove, skylight to the ceiling and window to the gable wall.
Bedroom 1 3.7m x 2.2m Double room with timber affect tile floor.
Bathroom 2.6m x 1m With WC, wash hand basin, wet room style shower and underfloor heating.