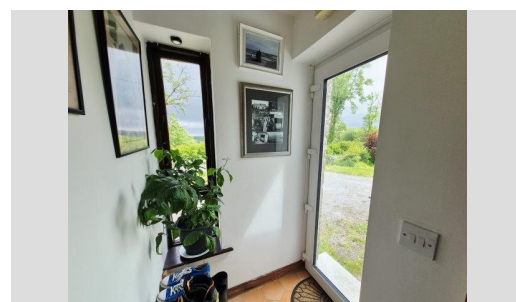


Sean O'Boyle Auctioneers & Valuers Ltd.
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Corranmore, Kiltyclogher

Starting Bid: €140,000.00



For sale by Sean O'Boyle Auctioneers & Valuers Ltd. via the [iamsold](https://www.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](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Corranmore, Kiltyclogher, Co. Leitrim F91 R894 – Charming 3 Bedroom Cottage Style Residence & Circa 3.5 Acres

Set amid the unspoilt beauty of North Leitrim, this charming three-bedroom cottage offers a rare combination of peace, privacy, and space. Nestled within 3.5 acres of mature grounds, it provides the perfect retreat for those seeking a slower, more relaxed pace of life. Generous grounds include outbuildings/sheds with potential for workshop, storage or for animals. Including well established polytunnel, raised beds for growing vegetables, and fruit trees.

Well maintained property presented in turn key condition. Accommodation includes 3 bedrooms, with provisions for 1 en-suite, kitchen, living room & family bathroom. Attractive vaulted ceilings add to the homely ambience of this countryside property.

Benefits solar panels which exports surplus electricity to the grid. Oil fired central heating & wood burning stove supplies heat & hot water.

Properties in this location, with land, are rarely available. Early viewing is advised to fully appreciate the tranquil setting and charm on offer.

Grounds & Setting:

Set on grounds of Circa 3.5 acres, with potential for a smallholding; grazing animals, planting or simply enjoying the charming countryside views and quiet serene location, boasting pure unspoilt rural tranquility. There are wildflowers in abundance in this area including numerous walks and trails. The grounds include a plum tree, apple tree, gooseberry and red and blackcurrant bushes, as well as the established raised beds currently growing organic vegetables & a working polytunnel.

The field in front of the property includes a 'fairy fort' which could be of archeological significance amplifying the magical setting of this charming property

Features Include:

Vaulted ceilings
Recessed lighting
Master bedroom includes provisions to install en-suite if desired
Bathroom includes rain head shower (no bath)
Teak windows – double glazed
Patio area to rear
Solar panels export surplus electricity to grid
Woodburning stove with back boiler – heats radiators & hot water

Floor Area: Approximately 65.4m²

Services: –

Electricity – Mains
Water – Mains
Sewerage – Private Septic Tank
Heating – Oil Fired Central Heating & Wood Burning Stove with Back Boiler
Broadband – Rural broadband available

BER Rating: B1
BER number: 106705700
kWh/m²/yr: 97.51
kgCO₂/m²/yr: 36.44

Folio:- LM12649F, Plan BCH12

Location:

Corranmore is a hidden gem situated between Kiltyclogher and Glenfarne, surrounded by

rolling hills, lakes and forestry. Just 10 minutes drive from Lough Melvin providing fishing, walks & water sports.

Kiltyclogher Village: approx 4km, includes local shops, pubs, church, national school

Manorhamilton: approx 13km, includes supermarket, secondary school & community centre

Sligo Town: approx 40km, includes all major amenities, college, hospital, train station

Early Viewing Advised

To view or make a bid contact Sean O'Boyle Auctioneers & Valuers Ltd. or [iamsold](http://iamsold.ie),
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. iamsold 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.