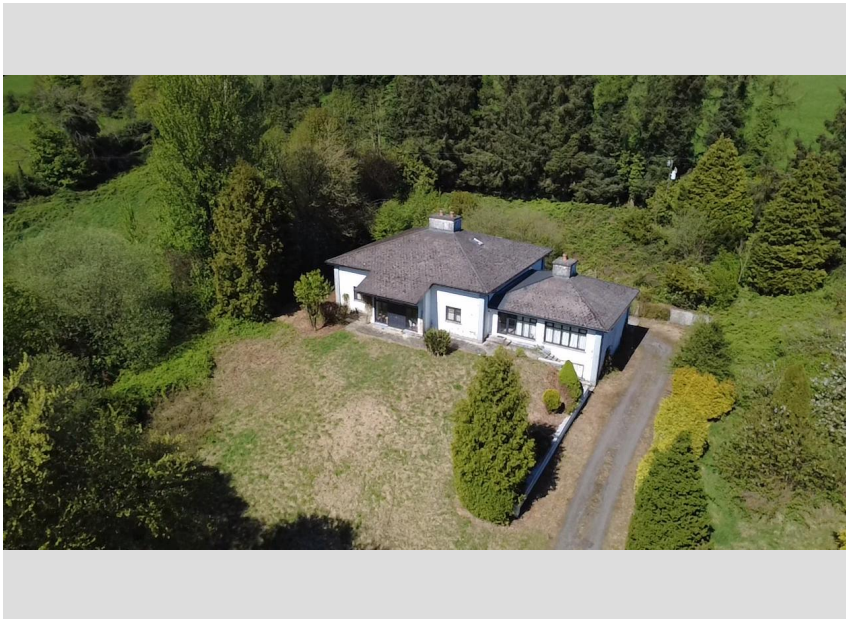
Martin Shortt Auctioneers
Cavan Street
Old Castle
Meath
t: 049 8541888
email: info@martinshortt.ie

Beech House, Lough Bane, Oldcastle

Starting Bid: €675,000.00







For sale by Martin Shortt Auctioneers 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.

Superb Architect-Designed 6 Bedroom Detached House on circa 4.75 acres with Lake Views
Elevated site overlooking Lough Bane
Boat mooring at lake shore
Fishing rights
Total floor area 466m²
Architect-designed
Built 1985
Alarm
PVC windows & doors

Front Hall: 14'6" x 7'3" c/w Tiled floor, feature arch over main entrance door.

Entrance: 31'0" x 26'4" Split level on two sides (to dining area and basement) ceiling height 10' - 19' up to mezzanine area.

Dining Room: 15'11" x 15'5" c/w Tiled floor, feature stain glass window, double doors to kitchen.

Sitting Room / Lounge Area: Open plan with feature stove fireplace, carpet flooring, double doors to main hall.

Lounge / Library: 29'5" x 18'7" c/w Glass doors, windows to floor level, solid fuel stove, t & g ceiling, carpet flooring.

Kitchen 1: 15'6" x 11'7" c/w Floor to ceiling units, tiled floor, tiled between units, feature glass window wall.

Bedroom 1: 12'4" x 11'7" c/w Carpet flooring.

En-Suite: 6'11" x 4'5" c/w Carpet flooring.

Bedroom 2: 12'0" x 11'6" c/w Carpet flooring.

En-Suite: 6'11" x 4'6" c/w Carpet flooring.

Bedroom 3: 15'10" x 15'4" c/w Carpet flooring.

En-Suite: 8'4" x 8'0" c/w Carpet flooring, bath, bidet, hand basin, w.c. part tiled walls.

Bedroom 4: 15'11" x 14'8" c/w Carpet flooring.

Bedroom 5: 11'5" x 11'9" c/w Carpet flooring.

Bathroom: 9'2" x 6'8" c/w Carpet flooring.

Mezzanine area 1: 20'0" x 11'8" c/w Carpet flooring.

Mezzanine area 2: 15'7" x 14'9" c/w Carpet flooring.

Attic area: 34'0" x 10'6"

BASEMENT:

Kitchen 2: 15'11" x 14'10" c/w Solid pine kitchen units.

Office: 9'0" x 7'11"

Bedroom 6: 15'11" x 14'10" c/w Carpet flooring.

Bathroom: 8'8" x 6'9" c/w Carpet flooring, part tiled walls.

Garage: 30'6" x 30'0" c/w Two entrances

BER: C2
Ber No. 118909399
Total floor area: 466.86m2

To view or make a bid, contact Martin Shortt Auctioneers 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.

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 firms 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.

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