

**Sherry FitzGerald Hanley**  
**Ballyhaunis Road**  
**Claremorris**  
**Mayo**  
**t: 094 93 71479**  
**email: gerard@sfhanley.ie**

## **Old School House, Cloonfallagh, Kiltimagh**

**Starting Bid: €100,000.00**



For sale by Sherry FitzGerald Hanley 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.

Charming old schoolhouse, situated in the townland of Cloonfallagh, just off the R322 Kiltimagh Kilkelly road.

The property was built in 1963 and is constructed of block. An extension was added to the rear in later years.

It operated as a primary school for a number of years. There are two large classrooms, two store rooms and toilets. The large classrooms and high ceilings, along with the large windows to the front, gives this property great character, and it makes for an exciting renovation project.

The property sits on a large site, again offering great potential to develop a large garden and outdoor areas. The original septic tank is in situ. The water was originally supplied from a pump house in an adjacent field but that supply is no longer accessible.

A mains water connection runs past the front of the property so it a new connection should be straight-forward. There is a live electricity connection coming into the building.

This property is located 12km south of Swinford, 5km east of Kiltimagh and 7km west of Kilkelly. Ireland West Airport Knock is just 15km from this property.

Oozing with Character

Large Site

Just off the Kiltimagh to Kilkelly road

May be applicable for "Vacant Homes" Grant

BER G / BER No: 109290726

Energy Performance Indicator: 1075.45 kWh/m2/yr

Classroom 1 5.5 x 6.4

Classroom 2 5.6 x 6.4

Toilet to right 2.4 x 3.9

Storeroom to right 2.9 x 2.4

Storeroom to rear left 2.9 x 2.4

Toilet to rear left 2.2 x 2.4

WC 1.6 x 2.2

WC 0.7 x 2.2

Toilet to front left 2.2 x 1.5

TO VIEW OR MAKE A BID Contact Sherry FitzGerald Hanley or [iamsold](http://iamsold.ie), [www.iamssold.ie](http://www.iamssold.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](http://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.

Classroom 1

5.5 x 6.4

Classroom 2

5.6 x 6.4

Toilet to right  
2.4 x 3.9

Toilet to rear left  
2.2 x 2.4

WC  
1.6 x 2.2

WC  
0.7 x 2.2

Toilet to front left  
2.2 x 1.5

Storeroom to right  
2.9 x 2.4

Storeroom to rear left  
2.9 x 2.4