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Derryinver (2 residential properties), Letterfrack

Starting Bid: €425,000.00



For sale by Michelle Burke Estate Agents 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.

Welcome to your own piece of heaven.... an entire holding comprising of a charming 1950's cottage, a 100 year old cottage & adjoining barn/storage unit on the shores of the Atlantic ocean in the picturesque Derryinver Quay - only minutes walk to Ballinakill Pier & a short drive to the Letterfrack village.

Both properteis enjoys extensive shore frontage & direct private access to the sea with the most glorious views of the 12 Bens, Diamond hill, the surrounding countryside & Atlantic ocean.

Directly behind the residence is a small island called Roeillaun or Kane's Island which can be accessed on foot at low tide where mussels are freely available to be picked & enjoyed for lunch!

Residence One extends to 1350 sq. ft. ((to include ground & 1st floor) is sited on a

generous site & comes with its very own pre famine cottage right on site. - this would be a perfect restoration project & would suit a multitude of uses, to include sunroom, sauna etc.

The property comprises of kitchen & dining area, bathroom, utility, 3 bedrooms - one with sliding doors to the rear patio & gardens, there is also the option to convert the 1st floor to provide for 2 further bedrooms (S.P.P.). Both rooms at 1st floor come with velux windows looking right onto the sea & panoramic countryside.

The heating to the house is with oil fired central heating, there is a back boiler with new stove in the kitchen/ dining/ living area. The property benefits from being on mains water & is with it's own septic tank.

Residence Two extends to c 800 sq. ft. & comprises of sitting room, double bedroom, bathroom, kitchen & utility. This charming home was used in postcards extensively in the 1950's conjuring memories in bygone days.

There is a garage /storage unit adjacent to the smaller cottage - this could be converted into the one home, kame the most spectacular residence for some very lucky new owners!

Letterfrack is mere minutes away - a thriving village with bars, excellent restaurants, bars, supermarkets etc. Connemara National Park is also located here, with the ever popular Diamond Hill - a must climb!

With a path leading to a small cove - this is truly an outdoor enthusiast's paradise. One can kayak, swim, fish etc - possibilities are almost limitless!

Beautiful walks abound at Derryinver as well as Dowros river which is alive with salmon during the fishing season. For the seafaring adventurers - there is a Scuba dive centre close by & for the equestrian lovers - no less than 3 equestrian centres.

The world famous Kylemore Abbey is also in close proximity. There are several beaches in nearby to include Glassilaun Beach, it is also quite close to the picturesque Leenane village, Killary harbour & the fishing village of Cleggan where you can catch a ferry to Inishbofin - enjoy lobster, oysters & other delicious sea food dishes at the many excellent hostelryes on Bofin! However, if you own your own boat, Inishbofin is a mere 10 mins away from Ballinakill Pier,

The West of Ireland or the "Warm Wild Wonderful West" is famed the world over for its rugged beauty & coast lines, natural stone walls, welcoming nature, incredible scenery - this is more especially true of Derrinver Letterfrack.

A stunning location with the most awesome views of the Atlantic ocean 12 Bens Dlamond Hill etc.

Enjoys extensive seashore frontage from entire rear aspect.

Comes with its own pre famine cottage (derelict) called Quigleys Cottage.

Minutes from Letterfrack Kylemore Abbey Connemara Park scuba diving centre & equestrian centres.

Oyster farm close by & also island which can be accessed at low tide to pick your own

mussels.

Inishbofin only 10 minutes boat ride from Ballinakill Pier (minutes walk away).

Both properties with 2 solid fuel stoves one of which is a back boiler oil fired central heating.

Both properties require upgrading.

Most scenic & Peaceful of locations - part of Wild Atlantic Way.

This substantial holding simply must be viewed to fully appreciate both the location & opportunity.

BER F / BER No 101289684

Energy Performance 386.25 kWh/m2/yr

<https://youtu.be/dxugpOnyF-E>

Floor Area 127.69 (m2)

TO VIEW OR MAKE A BID Contact Michelle Burke Estate Agents or [iamsold](http://iamsold.com), 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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