

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

Cloongee, Foxford

Starting Bid: €295,000.00



For sale by Sherry FitzGerald Hanley via the [iamsold](https://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. 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

Ber No: 118504729

To view or make a bid, contact Sherry FitzGerald Hanley 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.