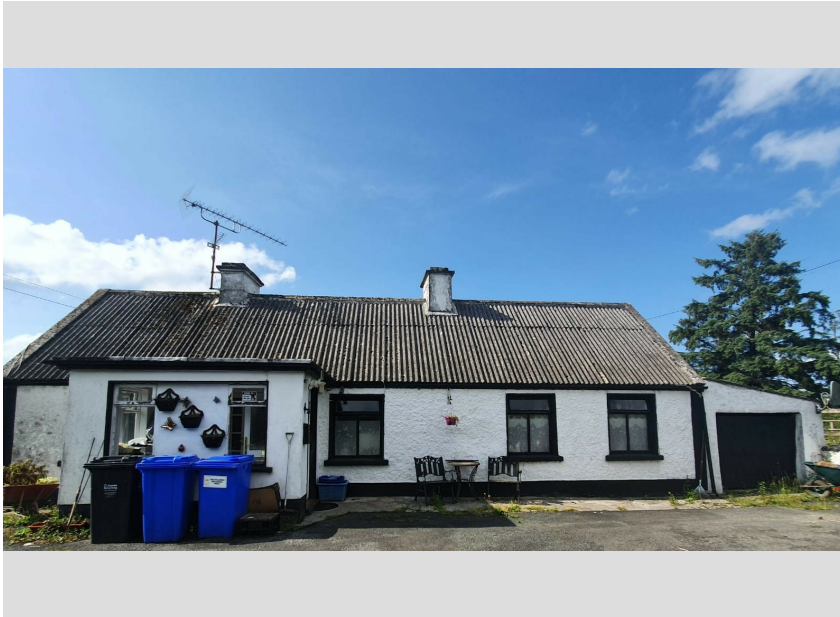


Gordon Hughes Estate Agents
Main Street
Ballinamore
Leitrim
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Meelick, Keshcarrigan

Starting Bid: €125,000.00



For sale by Gordon Hughes Estate Agents 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.

We are pleased to present to market this traditional style Irish cottage dating from the late 1800's which offers enormous potential for any purchaser and comes with 11.6 acres of land.

Situated in a picturesque rural setting the property is just 5km from the nearby town of Keshcarrigan & 16kms to the larger urban centre of Carrick on Shannon.

The property also boasts a number of outbuildings which include a large barn with stables, a tack room and a large workshop offering further development potential for any purchaser.

The property comprises the following accommodation; Porch, Kitchen, Living room (stove), Bathroom & No.2 bedrooms. Some of the features include; 11.6 acres, large hay-barn & separate work shed with electricity supply.

Features

Stables & large barn

Work-shed with electricity connection

11.6 acres of land - Folio LM19713

BER G / BER No. 116641200

For a virtual tour - copy and paste the following link:

<https://youtu.be/v3XKvjnsmTg>

TO VIEW OR MAKE A BID Contact Gordon Hughes Estate Agents or iamsold, www.iamsol.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. IAM Sold 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.