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Gortskeddia, Crossmolina, Co. Mayo F26 R296

A very imposing and spacious home with one bedroom
apartment, located in an outer suburb of Crossmolina,

Price €425,000



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Licence No: 002274

Occupying a large site this an interesting and original design of three traditional stone houses merged into a single residence. The main house provides a spectacular kitchen with exposed trusses, a very large living room, three double bedrooms, ensuite bathroom, family bathroom and guest W.C. Across a gravelled courtyard are a double garage, laundry/gym, two large storage sheds and a one-bedroom guest apartment. Front and rear access are provided by metal gates in a wooden picket fence. A perfect family residence in a quiet rural location within walking distance of Crossmolina centre.

Reception Hall 5.75m (18'10") x 1.79m (5'10")

From the outside, the entrance is through a stone-faced porch that, from the inside, is open plan with the reception hall. The door is traditional style with full-width hinges on an extra-wide timber structure. It opens to large welcoming reception area with polished quarry tiles on the floor, two side windows and whitetextured plaster walls. Doors lead to the ground floor bedroom, living room and guest W.C. with a carpeted pine staircase leading to the first floor. Halogenoverhead lights and covered radiator.



Living Room 6.63m (21'9") x 5.13m (16'10")

A very large primary living area arranged around a rustic pine fireplace with overmantle, cast-iron surround and granite base. All the walls are finished in traditional rough plaster. A total of four windows, all with internal wooden shutters and overhead halogen lighting provides a bright open plan environment that could easily be divided into functional zones by arrangement of furniture. Solid maple flooring throughout with covered radiators and built-in shelving. This is a very imposing room that is the obvious centre of the house. An open archway leads to the kitchen/dining room.



Guest W.C. 1.79m (5'10") x 0.86m (2'10")

Accessed directly from the reception hall and fitted with a white W.C. and wash basin. The walls are half-tiled and the floor fitted with quarry tiles.

Bedroom 3 (Ground Floor) 5.16m (16'11") x 3.53m (11'7")

Also accessed from the reception hall, this is a charming ground floor double bedroom. Very spacious, with attractive shuttered windows and carpeted floor.



Kitchen/Dining room 5.55m (18'3") x 5.44m (17'10")

A magnificent kitchen with a wide range of bespoke built-in units. The central focus is provided by a Stanley cooking range. Integrated into the units are two refrigerators, dishwasher, stainless steel sink and solidhardwood counter tops. The roof trusses are exposed providing hangingpoints for kitchen utensils. Quarry tile floor, tiled splashbacks, three windows and French windows to inner courtyard. Ample room for a ten-seat dining table

Bedroom 1 4.14m (13'7") x 3.04m (10'0")

A large double bedroom with shuttered window, carpeted floor and ensuite bathroom.

ENSUITE: 3.37m x 0.89m

White W.C. wash basin and shower cubicle. Tiled floor-to-ceiling with tiled floor.

Bedroom 2 3.24m (10'8") x 3.51m (11'6")

A third double bedroom with shuttered window and carpeted floor.



Bathroom 3.19m (10'6") x 2.46m (8'1")

White W.C., bath and feature wash basin. Tiled floor to ceiling and tiled floor. Double window to central courtyard.

Outhouses

To the rear of the courtyard are two buildings that provide a number of useful outhouses. The larger building houses a two-car garage with workshop facilities, a large open area currently used as a gymnasium and laundry and above is a one bedroom guest apartment with dormer windows

Apartment

BEDROOM: 4.23m x 4.09m

An attractive dormer double bedroom with sloping ceiling. French pine floor

LIVING ROOM: 4.46m x 4.09m

Generous living area with a dormer and Velux windows and sloping ceiling. TV, telephone points, halogen lights and French pine floor.

KITCHEN: 3.45m x 2.28m

A small area, open-plan with the living room, with built-in units, a refrigerator, sink and microwave

- A large site provides privacy and attractive surroundings.
- Very spacious interior with lavish family accommodation
- Although recently completed, it has been designed throughout to have the charm and style of an old house
- Beautifully finished with quarry tiled floors, magnificent bespoke fitted kitchen, very large living
- Oil-fired central heating with external boiler house and covered radiators.
- A range of outhouses for storage, garage, laundry and turf.
- A separate guest apartment over the garage with one bedroom, shower room, living room and small kitchen
- Fully gravelled courtyard with ample off-road parking for guests Generous areas for off-road parking
- Curtains, light fittings and most appliances included in the sale.

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