

# The Mountain Inn, Rockfield, Coolaney, Co. Sligo, F56 WK84, Coolaney, sligo

For Sale | €695,000

**BER C1**



**0 Bedroom**

✓ **9 Bedroom B and B**

✓ **Public House with Seven day license being sold with all furnishings and an acre site**

✓ **Close to Coolaney village**

## Property Description

We are delighted to offer to the market this unique opportunity to acquire a nine-bedroom bed and breakfast with public license, bar, lounge and function room. The property is ideally situated on the outskirts of Coolaney village, which is a perfect meeting place for locals and passersby the ideal refuge for the discerning traveller looking to explore Sligo and the Wild Atlantic Way. The property boasts nine spacious bedrooms, eight of which are ensuite, a large reception/function room, fully equipped catering kitchen, a cosy bar which seats approximately 60 and that could easily be extended into the lounge and seat a further 80 people plus, dining/breakfast room, laundry room. Tastefully decorated and inviting throughout, this property has an ideal layout that offers the possibility of in-house living allowing for the new owners to occupy the premises and running the business. The total floor area of the property extends to approximately 747sq m/ 8041 sq ft and is presented in very good condition throughout. A golden opportunity and certainly one not to be missed; full details and viewings strictly by request.

### Additional information:

Ground floor accommodation consists of bar and lounge areas, restaurant/breakfast room, ladies and gents toilet facilities, a large function room with fully equipped bar and separate entrance, a fully equipped catering kitchen, keg room, multiple store rooms, office with two spacious bedrooms with en-suites. The first floor accommodation a laundry room with staff changing facilities together with a further seven bedrooms, six of which are ensuite.

### Local facilities and services:

This property is serviced on a daily basis by the local link buses (TFI Route 981) and would also suit for student accommodation or apartments (subject to planning permission with Sligo Co. Co.)

It's location also offers close proximity to the local primary school, shops, and primary health care centre, village life and Coolaney mountain bike track. Within 6km N17, N4, N59.

**Location:** Coolaney sligo

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Your agent for this property:

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