



R A NOBLE & CO

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK
AUCTIONEERS & ESTATE AGENTS

Your
Local
Property
Experts.

For Sale

Excellent Four Bedroom Home with Large Private Gardens

201 Old Junction Road

Irvinestown

Co. Fermanagh

BT94 1HB

RESIDENTIAL



R.A. Noble & Co.

www.nobleauctioneers.co.uk

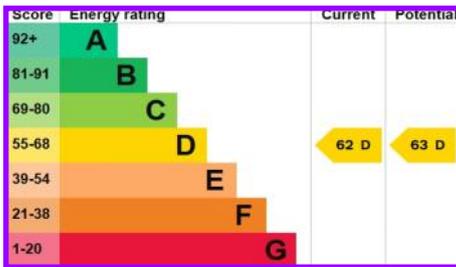
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EPC



Location

Situated on the edge of Irvinestown, this attractive dwelling enjoys a peaceful setting while remaining convenient to the village and its local amenities. Irvinestown is a well regarded village offering a range of local shops, schools and everyday services. The area also benefits from its close proximity to the scenic waterways of County Fermanagh, providing excellent opportunities for outdoor recreation. The property is well positioned for commuting, located approximately 13 miles from Enniskillen and 18 miles from Omagh.

Description

This four-bedroom detached home is set on a spacious private site with river frontage to the rear, offering a rare combination of privacy, outdoor space and countryside views. The property provides well-proportioned accommodation with a flexible layout, including a ground floor bedroom and office, making it suitable for modern family living or those requiring additional workspace. Externally, generous space surrounds the home along with a large steel portal-framed shed, while the rear of the site offers further scope to enhance and develop the outdoor area.

Ground Floor

- ◆ The Living Room located to the right of the entrance hall featuring a solid fuel stove which forms an attractive focal point for the space.
- ◆ Kitchen / Dining Area includes a stand-alone cooker with gas hob and provides ample space for family dining.
- ◆ Separate utility area located to the rear of the property.
- ◆ Ground Floor Bedroom accessed from the utility room, this room offers flexible accommodation, ideal for guests, extended family, or additional living space.

First Floor

- ◆ Master Bedroom with ensuite shower room.
- ◆ Two further bedrooms both benefiting from large built-in storage.
- ◆ Office / Study ideal for those working from home or requiring a quiet workspace.
- ◆ Modernised family bathroom with large shower unit.
- ◆ Hot press providing additional storage space.

Outside

A tarmac driveway leads to the house, complemented by a well maintained front lawn. To the rear, the property enjoys river frontage, creating a particularly attractive outdoor setting.

A large steel portal framed shed measuring approximately 7m x 7m with a ridge height of 5.3m features an insulated roof and electric supply, offering excellent potential for storage, workshop use or hobby space.

Additional Features

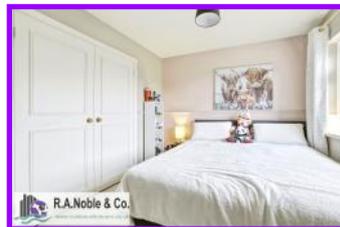
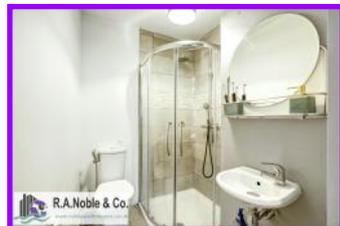
- ◆ PVC double glazing
- ◆ Gas central heating
- ◆ PVC guttering
- ◆ External power sockets
- ◆ Outside tap

Rates

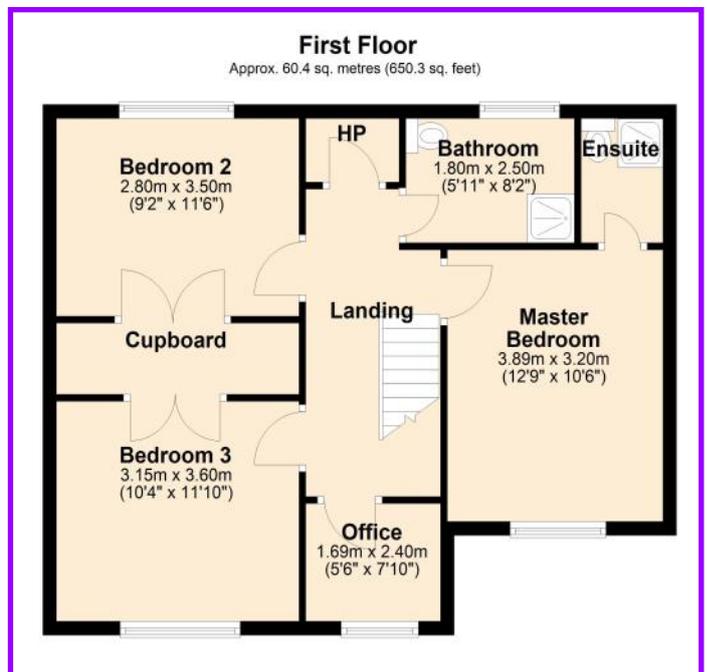
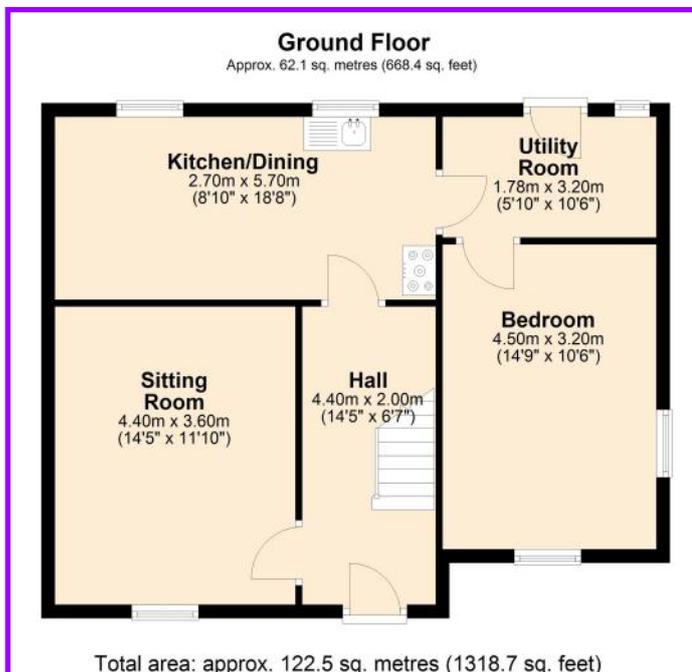
We have been advised by the Land and Property services website of the following:
Estimated Annual Rates Payable for 2025/2026: **£1,161**

Sales Details

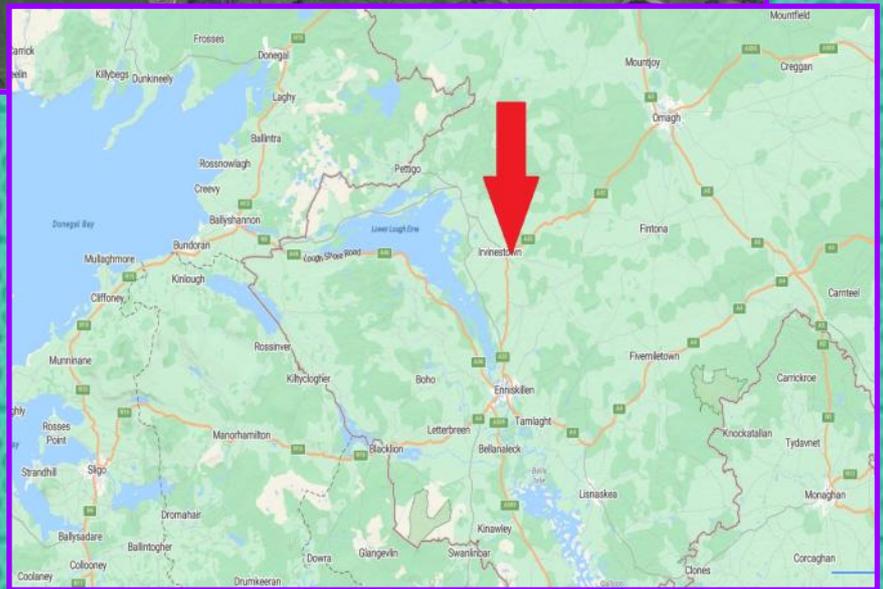
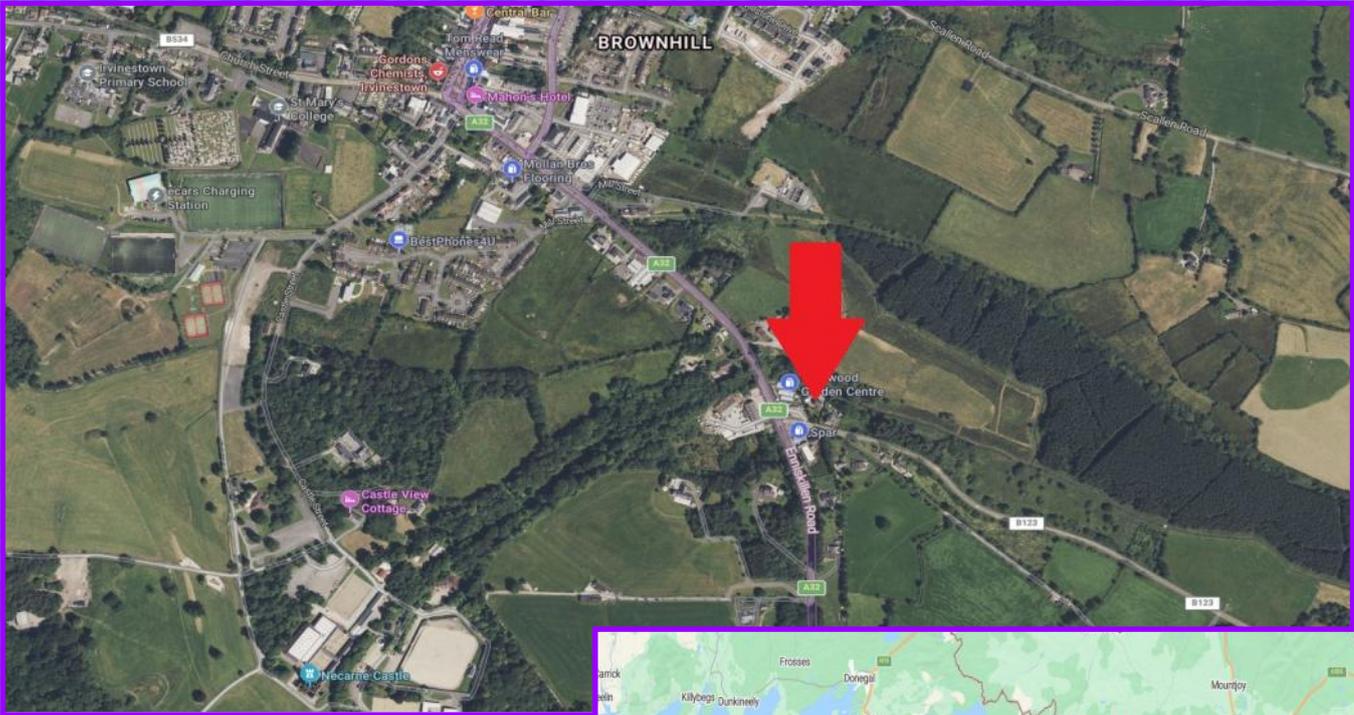
Offers over : **£229,950.**



Dwelling Floor Plans (For Illustrative Purposes Only)



Location Maps



FOR INDICATIVE PURPOSES ONLY

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Like many of our valued clients already have, give our professional team a call for a **FREE** no obligation confidential discussion on 02885548242 and we would be happy to assist you whatever property your enquiry relates to.

MISREPRESENTATION ACT 1967

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