



SEAMUS COX & CO

- ESTATE AGENTS - CHARTERED SURVEYORS - VALUERS -
 29A East Bridge Street, Enniskillen, Co. Fermanagh, BT74 7BW
 Tel: 028 6632 5553 www.seamuscox.com

FOR SALE BY PRIVATE TREATY

GRACIOUS SEVEN BED FARMHOUSE WITH OUTBUILDINGS AND C. 102 ACRES OF AGRICULTURAL LANDS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F	31 F	
1-20	G		



Carrick House, Lisnaskea

- 7 Bed / 2 Reception / 2 Bathroom
- OFCH w/ Open Fires
- c. 102 Acres of Agricultural lands
- Good Range of Outbuildings & Handling Facilities

POA



**Carrick House, 25
Kilronan Road,
Carrickmacosker,
Lisnaskea, BT92 5EH**

**SEAMUS
COX & CO**

Farm (with 7 Bed Detached Farmhouse) For Sale

POA



Telephone: 028 6632 5553

View Online: www.seamuscox.com/712588

Key Information

Address	Carrick House, 25 Kilronan Road, Carrickmacosker, Lisnaskea, BT92 5EH
Price	POA
Style	Detached Farmhouse
Bedrooms	7
Receptions	2
Bathrooms	2
Heating	Oil
Size	102 acres
EPC Rating	B31/C56 (https://img2.propertypal.com/nd/ee/nir/31.png)
Status	For sale

Additional Information

GRACIOUS SEVEN BED FARMHOUSE WITH OUTBUILDINGS AND c.102 ACRES OF AGRICULTURAL LANDS

7 Bed / 2 Reception / 2 Bathroom

OFCH w/ Open Fires

c.102 Acres of Agricultural lands

Good Range of Outbuildings & Handling Facilities

Situated on the outskirts of Fermanagh's second town, this historic home and surrounding lands are nestled in the rolling hillsides of Lisnaskea. The property, built in 1802, has an authentic pastoral presence and is surrounded by desirable farmland, equating to your own personal demesne. Believed to have been built by a William Granger, the House and lands have a history with the Maguire surname, having been proprietors until the mid 20th century. The townland of Carrickmacosker also translates as "MacCusker's quarter" - MacCusker being a branch of the Maguires.

A discernible main entrance, marked by a semi oval stonework wall and gate posts, starts your meandering approach to the property along a slender laneway, sentineled by deciduous trees. The main yard is walled and gated and possesses a modest garden area. Access is also available to the rear, leading to a concrete farmyard. The interior of the property boasts two front facing reception rooms, both with open fires, a downstairs bedroom, a wet room, and a sizeable kitchen come dining room. Upstairs can be found the remainder of the properties' seven bedrooms as well as the main bathroom. On a clear day the front of the property provides views of the surrounding Fermanagh countryside to the Southwest including views of Slieve Rushen.

The lands comprise grazing and meadow and are laid out over 17 fields, mostly sloped. All are well segregated with some benefitting from water access. Present on the property grounds are a range of outbuildings and essential handling facilities for agricultural and livestock uses. The estate has frontage, and access to, Moorlough Road & Kilronan Road. On the lands can be found an oval tree plantation, comprised of Oak, which is registered with Northern Ireland Sites & Monuments.

All essential amenities can be found within Lisnaskea town and are accessible with a short 4 minute drive/30 minute walk. The area is served with two Primary Schools as well as a Bunscoil. Secondary Schools and Colleges can be found nearby in Enniskillen & Derrylin. For outdoor activities, nearby are the renowned Crom Castle & National Trust Estate as well as the pristine shores of Lough Erne. Enniskillen Town is a 20 minute drive with several bus services daily. Monaghan Town & Cavan Town are both approximately 35 minutes' drive also with regular bus services daily.

This estate would be ideal for agricultural use and would also have potential as a lodging and/or leisure venture.

Ground Floor

Entrance Hall - 23'56" x 7'73"

PVC Front Door w/ Twin Panel Glazing, Laminate Flooring, Telephone Point, Double Panel Radiator, Understair Storage w/ Basement.

Reception 1 - 14'62" x 14'31"

Open Fire w/ Tiled Hearth & Inset w/ Wooden Mantle, Laminate Flooring, Double Panel Radiator.

Reception 2 - 11'66" x 16'7" (Widest Point)

Open Fire w/ Slate Hearth & Wood Surround, Bay Window, Laminate Flooring, Double Panel Radiator.

Kitchen/Dining Room - 15'38" x 18'37"

Range of High & Low Level Units, Cooker Point, Creda™ 4 Plate Hob, Extractor Fan, Single Drain Sink w/ Mixer Tap, Shelved Storage Closet, Double Panel Radiator, Fluorescent Lighting.

Wetroom - 14'60" x 7'47"

Fully Tiled Floor, Wall Mounted Sink Unit w/ Tiled Splashback, Close Coupled Toilet, Tiled Shower Area w/ Triton™ Electric Shower, Extractor Fan.

Box Room 12.59" x 9.38"

Carpet Flooring, Single Panel Radiator, Built-In Shelved Cupboard.

Rear Porch - 8'23" x 8'76"

PVC Back Door, Lino Flooring, Single Panel Radiator.

Office/Utility Room - 9'73" x 8'75"

Lino Flooring, Single Panel Radiator.

First Floor

Landing - 40'28" (Widest Point) x 12'25"

Carpet Flooring, Shelved Hotpress w/ Copper Cylinder, Loft Access.

Bedroom 1 - 12'91" x 11'03"

Carpet Flooring, Built-In Wardrobe, Single Panel Radiator.

Bedroom 2 - 14'16" x 10'85" (Widest Point)

Carpet Flooring, Built-In Wardrobe, Single Panel Radiator.

Bedroom 3 - 44'50" x 10'95"

Carpet Flooring, Single Panel Radiator.

Bedroom 4 - 13'03" x 10'90"

Carpet Flooring, Single Panel Radiator.

Bedroom 5 - 11'55" x 11'48"

Carpet Flooring, Single Panel Radiator.

Bedroom 6 - 11'56" (Widest Point) x 12'71"

Carpet Flooring, Single Panel Radiator.

Bathroom - 8'04" x 7'94"

Laminate Flooring, Close Coupled Toilet, Pedestal Wash Hand Basin, Panel Bath w/ Mira™ Electric Shower & Shower Screen, Loft Access.

Outside

Garage - 32'25" x 14'06"

Iron Gateway w/ Stonework Wall & Gate Posts, Cattle Grid, Concrete Laneway Leading to Property, Ample Front Garden w/ Side Garden, both Walled & Fenced, Extensive Range of Outbuildings incl Silo Pit w/ Lean-to Cubicle House, Slurry Lagoon, 4 Bay Double Sided Slatted Cubicle House & Lean-to Cattle Shed w/ Crush, Open Silo Pit, Good Range of General Purpose Housing w/ Enclosed Yard & Handling Facilities. Property is SouthWest Facing.

Property Size (Approx): 264m2

Rates Payable 2021/22: £1194.05

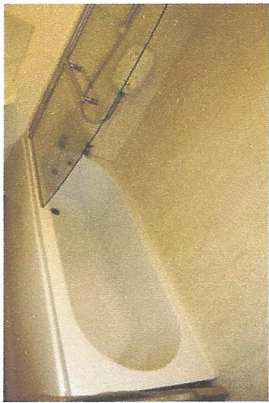
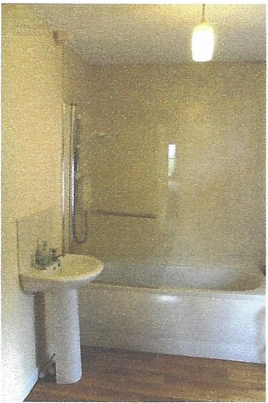
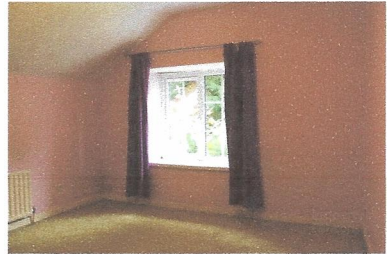
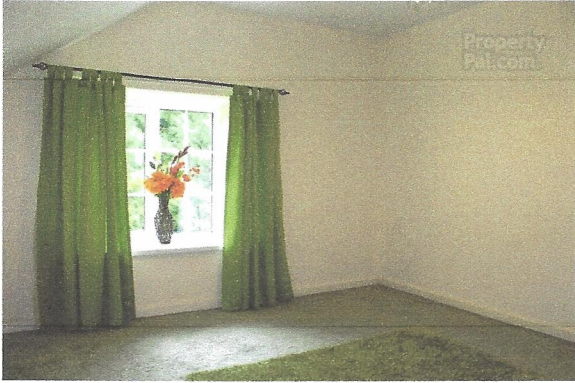
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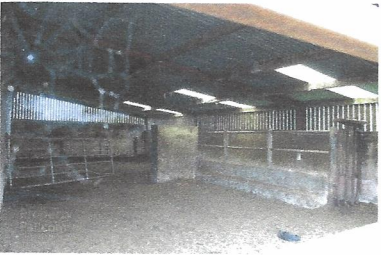
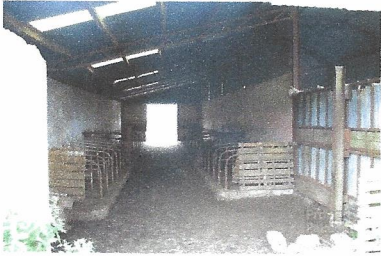


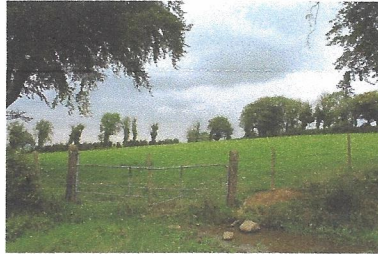
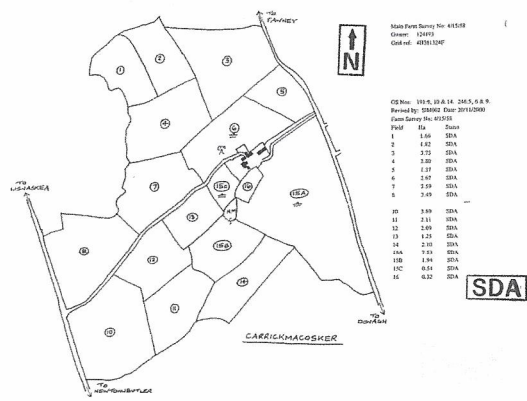
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Photo Gallery



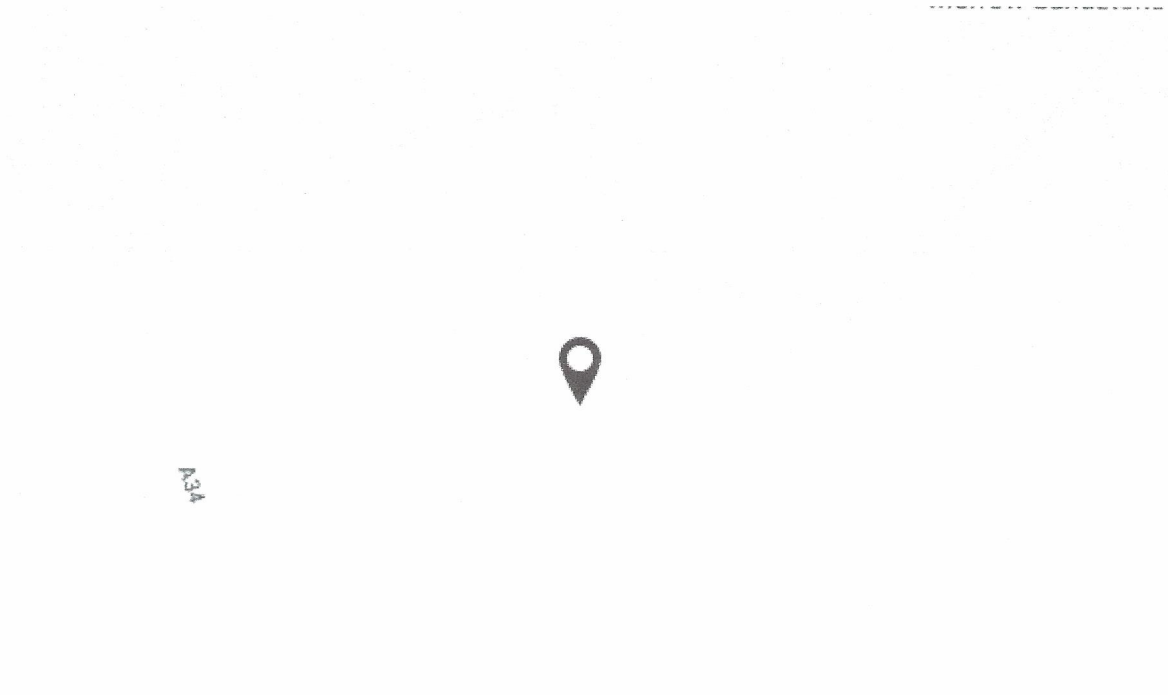








Location



Google

<https://www.google.com/maps?hl=en&gl=US&client=api-wd>

Visit www.seamuscox.com for further details.