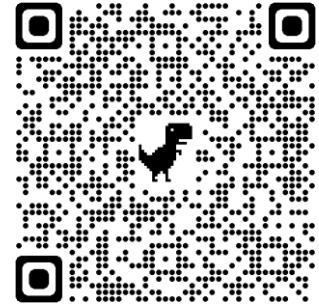


Lisbanagher,  
Riverstown,  
Co. Sligo.  
F52 P978

(For Sale by Private Treaty)



## C. 33.5 Acre Residential Holding with Farm Buildings



New to the market this substantial 33.5 acre farm comprising of excellent quality agricultural lands together with a collection of farm buildings including three bay slatted shed, two bay hay shed, eight cubical cow house and a detached garage. The property is within three miles drive of the N4 and Riverstown yet set in a very private and peaceful location with Sligo town within a fifteen-minute commute. Residential accommodation comprises of entrance hall, kitchen with dining area, sitting room, living room, downstairs bathroom and five bedrooms, two of which are on the ground floor one with the benefit of an ensuite. Seldom a property of this calibre comes to the market early viewings strongly advised strictly by appointment.

**Price Region €395,500.00**



Office: 071-9189224  
Eamon: 087-6803660  
Matthew: 087-6853201



info@emscanlon.ie



The Rock,  
Lord Edward Street,  
Ballymote, Co Sligo F56TF70  
V.A.T. No: 3662843DH



**Internal Measurements and Specifications:**

**Kitchen dining room: 3.6 x 2.7**

With built in units and tiled flooring.

**Living room: 4m x 3.7 m**

Spacious room with oil fired range and tiled flooring.



**Sitting room: 4.1m x 4m**

Spacious room with solid fuel open fireplace and carpet flooring.



**Downstairs En-suite bedroom: 3.3 x 3.6**

Spacious double room with build in wardrobes and carpet flooring.



**En-suite / wet room: 2.4 x 2.1**

Tiled floor and shower area together with wsh hand basin and wc and mains fed shower.



**Utility Room: 1.6 x 2.6**

With built in storage units and tiled flooring.



All sizes and dimensions are approximate and do not form any part of Contract for Sale.



**Downstairs bedroom 2: 3.3 x 3.6**

Spacious double room with carpet flooring and built in wardrobes.



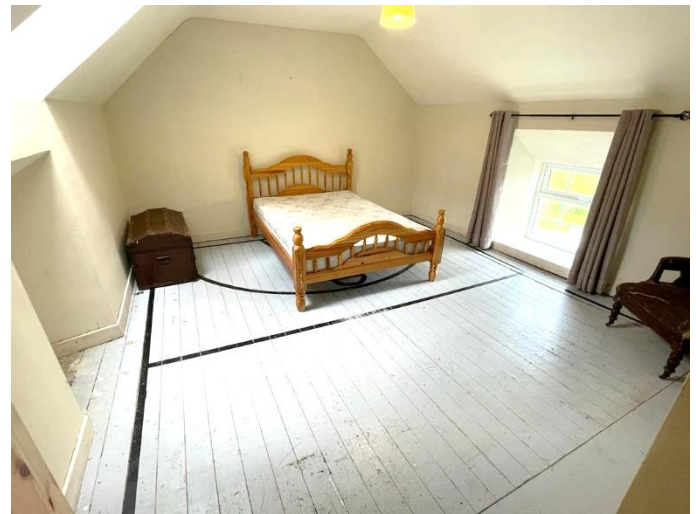
**Downstairs bathroom: 2.4 x 2.2**

Tiled floor to ceiling together with wash hand basin, wc, and separate shower.



**First Floor Bedroom 1: 4.1 x 4.3**

Spacious double room with solid timber floorboards.



**First floor Bedroom 2: 3.5 x 4.8**

Spacious double room with timber flooring and built in storage space.



**First Floor Bedroom 3: 2.2 x 4.1**

Double room with built in storage and timber laminate flooring.



**Landing:**



All sizes and dimensions are approximate and do not form any part of Contract for Sale.

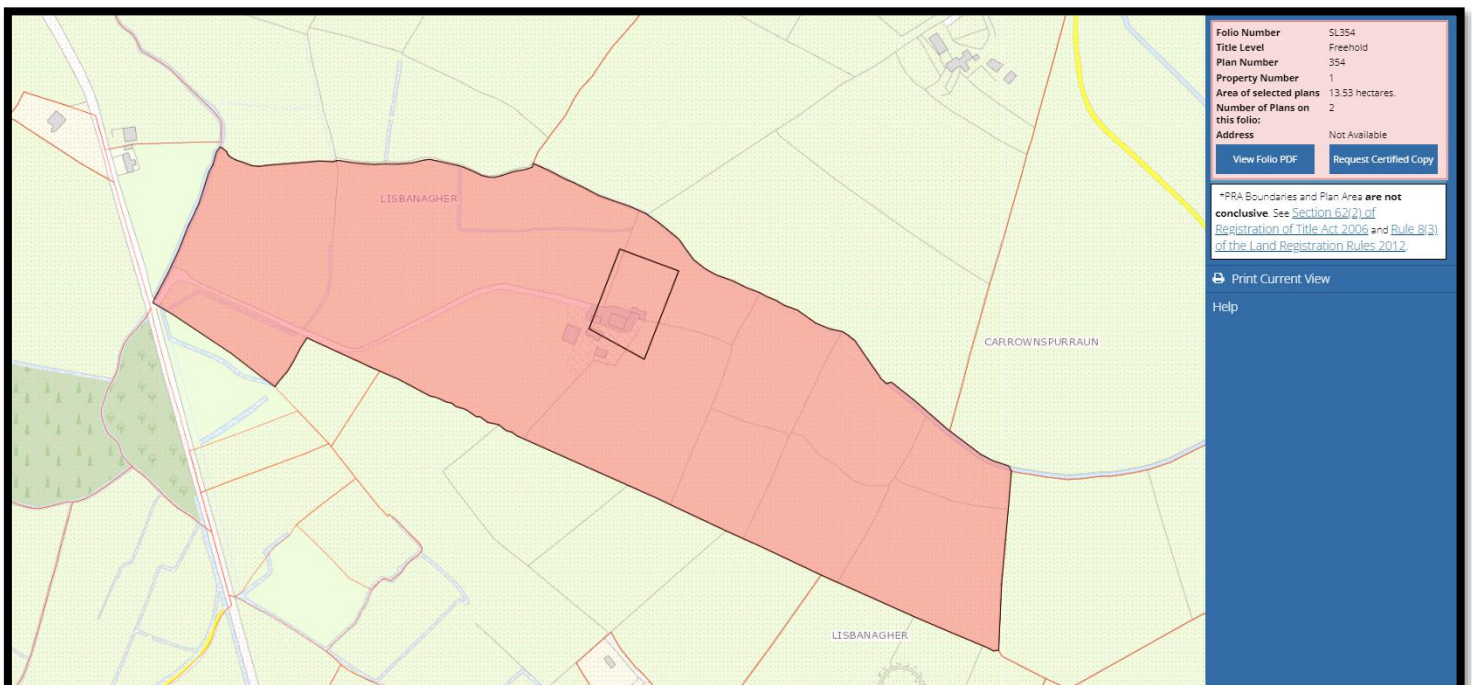


## External Pictures:



## Additional Information:

- ◆ Detached Garage next to house 7.3m x 5m.
- ◆ 3 bay slatted shed with step back pin and crush.
- ◆ 2 bay hay shed & Cow house.
- ◆ Electric connected to the property & farm buildings.
- ◆ Septic Tank on site.
- ◆ Strong fencing throughout the farm.



All sizes and dimensions are approximate and do not form any part of Contract for Sale.