

**Knocknashammer,  
Gurteen,  
Co. Sligo  
F56 N284**  
(For Sale by Private Treaty)



Excellent opportunity to acquire this circa 15.66 acre residential holding situated along the R294 and within one mile of Gurteen Village. In one lot but divided by the road this farmland is of good quality grazing and meadow. Adjacent to the cottage is a collection of farm outbuildings and handling facilities. The residence requires works and modernisation throughout and comprises of entrance hall, kitchen with dining area, living room, three double bedrooms and bathroom. Seldom a residential holding like this come to the market offering facilities for those interested in small-scale farming or sustainable living. This property may qualify for the Vacant Property Refurbishment Grant with the potential to secure grants of up to €50,000.00 subject to terms and conditions of the scheme. Full details and viewings on request.

**Price Region: €195,000.00**



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

## Internal Measurements and Specifications:

**Entrance hall: 2.1m x 4.2m**

With lino floor covering.

**Living room: 4.0m x 4.4m**

With carpet flooring and solid fuel open fuel fireplace.



**Kitchen: 3.0m x 2.6m**

With lino floor covering and fitted kitchen units.



**Bedroom 1: 4.4m x 3.2m**

Double bedroom with carpet flooring.



**Bedroom 2: 4.3m x 3.5m**

Double bedroom with carpet flooring.



**Bedroom 3: 3m x 3.2m**

Double bedroom with carpet flooring.

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

**Bathroom: 1.3m x 3.3m**

With wash hand basin, wc and bath.

**Cow barn: 9.7m x 3.8m**

Splint in two with dual access.

**Poultry/Fuel house: 3.9m x 3.9m**

**Features Include:**

Oil fired central heating.

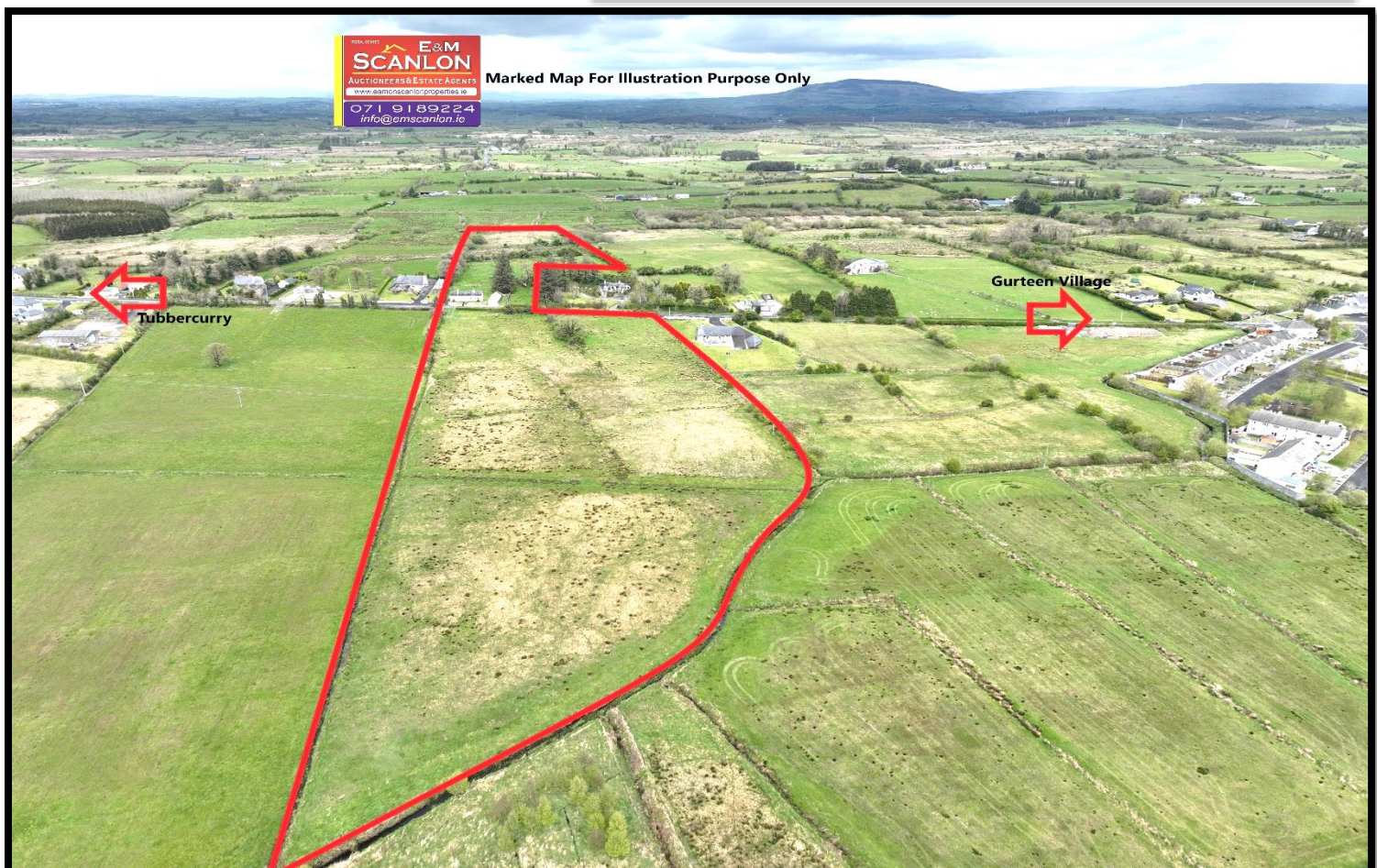
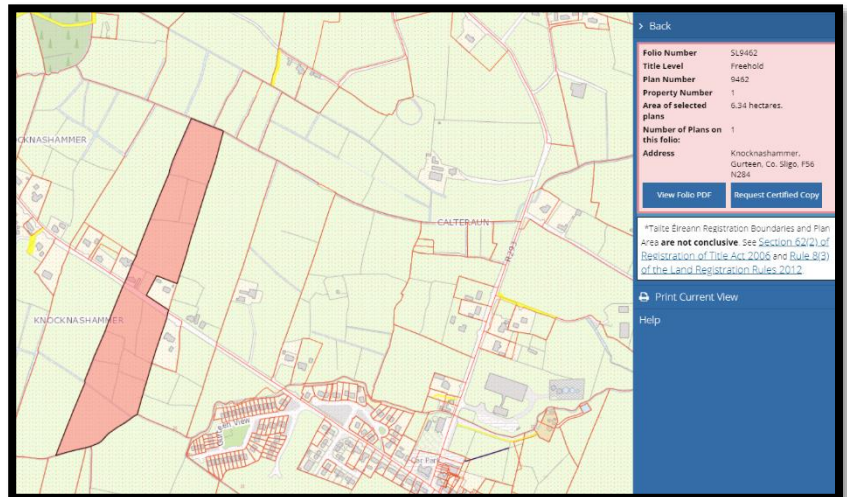
Double glazed windows and doors.

Collection of outhouses.

Electricity connected.

Septic tank on site.

Mains water supply.



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