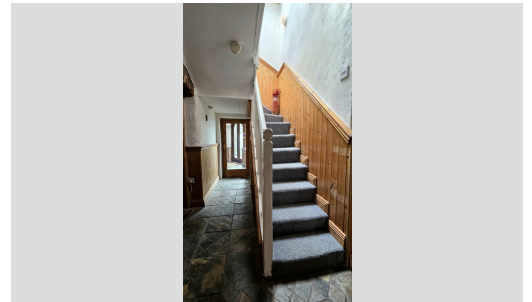
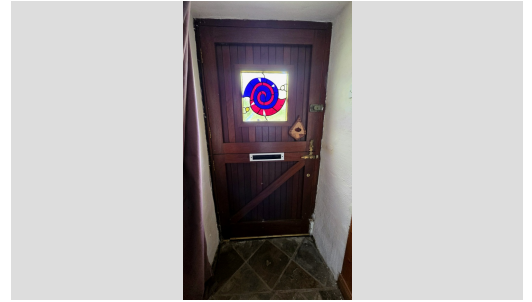


Terry Hyland Estate Agents
Old Dublin Rd
Tullymongan Upper
Cavan
H12 P4A7
t: 049 438 0434
email: info@thyland.ie

Townparks, Ballyhaise

Starting Bid: €155,000.00



For sale by Terry Hyland Estate Agents via the [iamsold](https://www.iamsold.ie) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Highlights

- Distinctive dwelling full of character
- Retains many original period features
- Two sizeable first floor bedrooms
- All amenities on your doorstep
- Offered by online auction (unless sold prior)

Terry Hyland Estate Agents, in partnership with [iamsold](https://www.iamsold.ie), are delighted to offer to the market this three bedroom end of terrace house the heart of Ballyhaise village.

Accommodation:

Entrance hall, 6.5m x 1.6m, with stairs wainscoting and slate detailed pattern flooring half

door.

Living room: 5.6m x 3m, Cosy living/dining TV room with fantastic cast iron, historic stove, pitch pine reclaimed flooring for Cavan convent.

Large sun room (5.6m x 2.1m) with (5.5m x 5.6 m) enclosed private patio/ garden.
Front garden (9m x 2.4m) / (parking area) (Public parking available throughout the village)

Front sitting room 3.3m x 3.4m

Small bedroom /kitchen bathroom piping/electrics 3.3m x 1.7m

Very large bright bedrooms fireplace featured.
5.4m x 3.7m and 5.4m x 3.4m

Upstairs bathroom, jacuzzi bath/shower.

History:

A rare opportunity to own a historic Irish residence in the heart of the Lakelands, County Cavan. Set in the beautiful scenic village of Ballyhaise, with the Annalee River, fly fishing and amenity area. The agricultural college in the historical Humphreys estate house provides a pristine best practice farm area surrounding and protecting the village from over development.

This house originally built by the overseer of the Humphreys estate William McClintock, prior to the 1798 rebellion. It was first registered to the Smith family in 1912 as their farm residence. Known as the Ceile house with the first hot water stove in the village. It was a popular community house owned by "Paddy sausages".

The current owner, civil engineer, bought and renovated the property in 1997 from Paddy's daughter, Rose.

This distinctive property retains many original period features that are increasingly difficult to find. With exceptionally thick traditional walls, original fireplaces, low historic doorways, and handcrafted architectural details, the house offers a glimpse into centuries of Irish history while remaining a comfortable family home.

The property combines character and practicality, with two large bedrooms and the potential for a third or fourth, generously sized bedrooms. Historic functional fireplaces in four rooms including 2 bedrooms .Later additions, including the stainless steel kitchen, sun room and patio/ garden, reflect the evolution of the home over generations.

This traditional construction home is complimented by modern insulation materials, gas central heating, double glaze windows etc. make for a unique cosy home.

A historic house with, traditional half doors, shuttered windows, wainscoting, reclaimed pitch pine flooring, brickwork, slate roofing, make this a particularly special property for buyers seeking more than a modern house.

Rich in atmosphere and heritage, the home showcases features associated with historic Irish craftsmanship, including deep-set walls, traditional finishes, and architectural details rarely found in contemporary buildings. Every room tells part of the story of the property's long history.

Village amenities:

4 beautiful town walks, river amenity area, National school, Post Office, shop, Chinese, hardware, village pub(s), chemist, community hall, GAA grounds and children play area, a variety of local churches, HSE centre, all on your door step.

Transport:

Located a 5 min drive into Cavan county town.
Regular bus service into Cavan 14-17 buses per day.
Hourly buses from Cavan to Dublin city and Airport. 1.30 hour to airport and city.
40 min drive to the popular shopping, and historic town of Enniskillen and 10min drive to cross the border to Northern Ireland.
10min drive to Belturbet and the extensive Erne lake system.

BER: D2

Ber No. 114561186

Floor Area: 108m²

To view or make a bid, contact Hyland Estate Agents or iamsold, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.