

Glasdrumman, Glencar, Co. Leitrim, F91 E0Y7, Ireland,

Residential |

Sold | €760,000



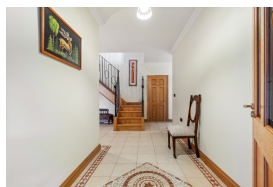
A very rare opportunity to acquire a bespoke magnificent dwelling in the beautiful picturesque surroundings of Glencar. Commanding an elevated position enjoying breathtaking views of the surrounding countryside from its south facing sloping manicured grounds. The property stands on c. 16.32 acres.

This is truly a magnificent family home. The highest quality workmanship went into the finish of the property and the specification throughout is first class. The space and quality of the rooms and the finishes together with the land that the property sits on, outbuildings to the rear & the wonderfully flowing stream that runs down by the side of the property must be seen to be appreciated. The views are excellent and there is extensive parking and patio areas.

Off the kitchen/dining/living area there is a beautifully finished stone patio area and to the side there is a covered seating area. This is ideal for family barbeques etc. The property is maintained to the highest standard inside and out and is a rare opportunity to get a property of such quality.

Features include:

- â€¢ Concrete hollow core floors at first floor.
- â€¢ Concrete block walls throughout.
- â€¢ Beam vacuum system.
- â€¢ Solar panels installed.



- â€¢ Turbines generating electricity from the stream coming from the mountain to the side of the property.
- â€¢ Underfloor geothermal heating throughout.
- â€¢ Heat recovery ventilation system.
- â€¢ Bespoke handrail on stairs & landing.
- â€¢ Bespoke stained glass feature window on landing overlooking the double height lounge.
- â€¢ Solid oak skirtings, architraves and doors throughout.
- â€¢ All bedrooms have large en-suites & walk-in wardrobes.

Location

Located close to Glencar Lake and the beautiful Glencar Waterfalls, this property is situated in one of Sligo's most scenic settings and enjoys magnificent views. The property is set on a private quiet site elevated well above the main road and accessed via its long winding driveway.

Size:

375.74 sqM - 4044 sqFtSqm

Porch

1.70m x 1.70m (5.58ft x 5.58ft)
Tiled floor. Stained glass in the windows.
Opens to the main entrance hallway.

Hallway

Array
Tiled floor. Decorative center piece. 24.79 sqm

Kitchen/Dining Room

Array
Tiled floor. Solid oak fully fitted kitchen with



integrated appliances. Central island with granite worktop. Oak wood ceiling. Sun lounge seating area to the side, overlooking the patio. 52.29 sqm



Living Room

Array

Tiled floor. Feature fireplace with solid fuel stove and brick/timber surround. Alcove off to the side of the room & oak wood ceiling. Magnificent views from the two south facing windows to the front. 34.13 sqm



Lounge

3.40m x 4.80m (11.15ft x 15.75ft)

Tiled floor. Double height vaulted ceiling with solid wood. Corner stone fireplace with stove fitted.

Downstairs Bedroom

Array

Tiled floor. Sliderobes and walk-in wardrobe. South and west facing gable windows. Ensuite off. 26.71 sqm



En-suite

3.00m x 2.90m (9.84ft x 9.51ft)

Fully tiled. Bath, corner shower, WC & WHB.

Office

3.80m x 2.70m (12.47ft x 8.86ft)

Tiled floor. South facing window enjoying magnificent views.

Utility Room

3.50m x 2.50m (11.48ft x 8.20ft)
Tiled floor. Fitted built-in units and plumbed for washer and dryer. Belfast sink & granite worktops.



Guest WC

1.00m x 1.66m (3.28ft x 5.45ft)
Fully tiled. WC & WHB.

Landing

Array
Tiled floor. 18.65 sqm



Main Bedroom

4.80m x 6.00m (15.75ft x 19.69ft)
Tiled floor. East & south facing gable windows.
Ensuite & walk in wardrobe off.

En-Suite 2

2.50m x 3.10m (8.20ft x 10.17ft)
Fully tiled. WC, WHB & corner shower.



Walk in Wardrobe

2.60m x 1.50m (8.53ft x 4.92ft)
Tiled floor. Fully fitted shelving & hanging area.

Bedroom 3

5.50m x 5.00m (18.04ft x 16.40ft)
Tiled floor. Walk in wardrobe and ensuite off.

En-Suite 3

1.90m x 3.70m (6.23ft x 12.14ft)
Fully tiled. WC, WHB & corner shower.

Walk-in wardrobe 2

2.00m x 3.80m (6.56ft x 12.47ft)

Tiled floor. Fully fitted shelves & drawers.



Bedroom 4

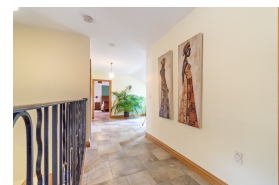
4.10m x 6.40m (13.45ft x 21.00ft)

Fully tiled floor. Ensuite & walk in wardrobe off.

En-Suite 4

3.30m x 3.20m (10.83ft x 10.50ft)

Fully tiled. WC, WHB & shower. Windows on both gables.



Walk in wardrobe 3

1.60m x 3.10m (5.25ft x 10.17ft)

Tiled floor & fully fitted storage space.

Main Bathroom

Array

Fully tiled. WC, WHB with vanity unit & bath.

Electric sauna.



Garage

4.00m x 7.30m (13.12ft x 23.95ft)

Concrete floor. Roller door. Mezzanine level with store room off. Car port off to the side linking the garage to the main house.

Store Room

5.70m x 3.60m (18.70ft x 11.81ft)

Perfect for general storage and is fully shelved out. Port hole window to the side.

Stable

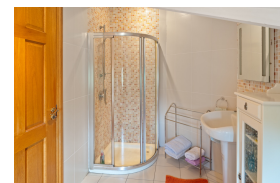
5.80m x 11.70m (19.03ft x 38.39ft)

Block work walls with corrugated upper area & roofing. Solar panels are on this building.



Garden

The gardens around the house are finished with magnificent shrubbery, flowers and the property also has its own lily ponds, extensive poly tunnel, glass house and additional outbuildings. There is also the double height garage to the rear of the house, extensive patio areas and parking area to the front. The lands slope from north to south and the property is positioned on an elevated position on the site. Outside the back door there is a car port area which gives coverage space linking the house to the garage area and ideal for parking the cars, electric car charging points are installed at this area.



Directions

Leaving Sligo, head out the N16, the main Sligo to Manorhamilton Road, for circa 5 km then turn left onto L3404 to â€˜Glencar Waterfallâ€™. Continue the road past by the Waterfalls and then take the left from â€˜Spanish Armada 1588â€™ sign. Follow the road and the house will be on your left. Eircode F91 E0Y7.





