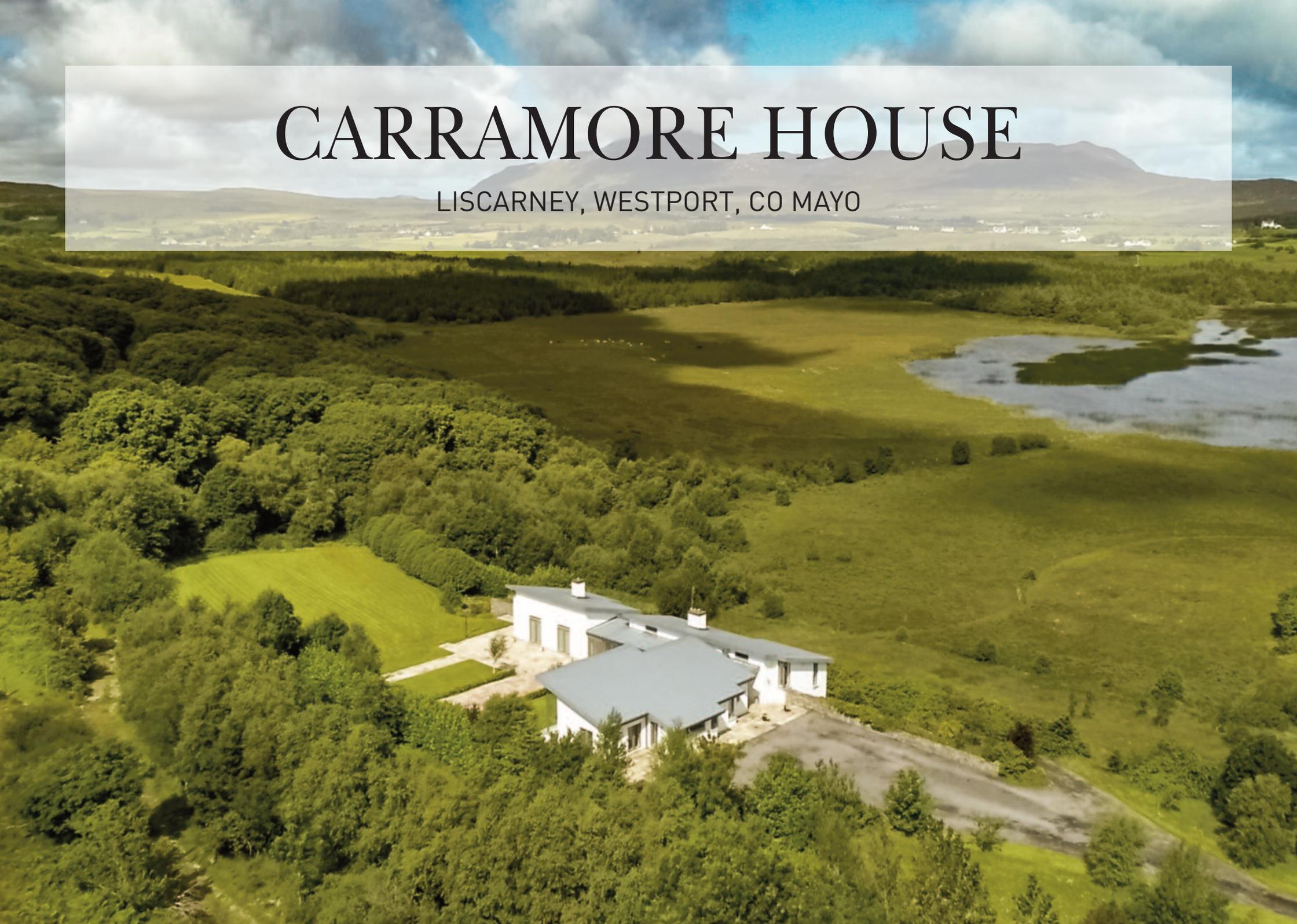


# CARRAMORE HOUSE

LISCARNEY, WESTPORT, CO MAYO





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Liscarney 3 km, Westport 12 km, Castlebar 25 km, Ireland West Airport Knock 64 km, Galway 81 km, Dublin City 275 km  
(all distances approximate)

Impressive contemporary house with exceptional views  
on Lough Moher

## Accommodation

### Ground Floor

Entrance Hall • Hall • Kitchen • Breakfast Room • Sitting Room • Dining Room  
Drawing Room • Office • Bedroom (En Suite) • Studio • Cloakroom

### Lower Ground Floor

Master Bedroom Suite with Bathroom and Dressing Room  
3 further Bedrooms (1 En Suite) • Bathroom • Utility Room • Linen Room  
Technical Room

## Grounds

Landscaped Garden Including Lawns and a Walled Terrace  
Amenity Grounds • Woods • About 417m of Lough Frontage

### Savills Country

33 Molesworth Street  
Dublin 2 D02 CP04  
Email: [country@savills.ie](mailto:country@savills.ie)  
PSRA Licence 002223

**About 8 hectares / 20 acres**

**For Sale by Private Treaty**

+353 (0) 1 663 4350



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## LOCATION AND AMENITIES

County Mayo is located on Ireland's west coast and is one of the most scenic counties in the country.

Westport (12 km) is a large coastal town nestled on the banks of Clew Bay and overlooked by the famous Croagh Patrick Mountain. Ideally located on the Wild Atlantic Way, Westport attracts thousands of tourists each year to partake in the number of activities the town has to offer. It has an excellent selection of quality restaurants, charming art galleries, hotels and pubs and in 2012 was awarded 'the best place to live in Ireland'. The area offers a variety of marine activities including sailing and sea angling clubs, together with a selection of Blue Flag beaches nearby.

Westport has an excellent transportation system including a railway station, with trains running to Dublin City daily. There is also a daily bus service to and from Dublin City. Ireland West (Knock) Airport is 64 km and offers flights to a range of European destinations, while Shannon International Airport is 166 km and offers a variety of European and transatlantic flights.

A key feature of the property is that it includes about 417 metres of waterfrontage and direct access to Lough Moher. Lough Moher is one of 60 loughs in county Mayo and offers trout fishing. Additional fishing can be found on Lough Mask (21 km), which is the sixth largest lough on the island of Ireland and the second largest, in terms of volume of water. It is also famous for its large ferox trout and has played host to the World Cup Trout Fly Fishing Competition since 1953. Lough Corrib (50 km) is one of the best-known brown trout fishing loughs in Ireland. In addition to fishing on Loughs Mask, Carra and Corrib, salmon fishing is available on the world-famous River Moy, Delphi Fishery and the River Errif.

Golfing enthusiasts are well catered for including Westport (14 km) and Ashford Castle (49 km) Golf Clubs, and the renowned Connemara Championship Golf Links, Galway (70 km).

Clew Bay (22 km) offers a wonderful range of activities including sailing, boating, angling, beach walking, mountain climbing and horse-riding.

There is primary and secondary education in the area most notably, Carrakennedy National School (4 km), Brackloon National School (5 km) and Sacred Heart Secondary School in Westport (11 km).

## DESCRIPTION

Carramore House occupies an elevated position on the edge of Lough Moher with a magnificent outlook across the water and onto the dramatic mountain ranges.

Constructed in 2004, the house was designed by award winning Architects McGann Scahill, creating a modern family home which is light-filled and takes full advantage of the stunning views, whilst at the same time offering spacious family living areas suitable for entertaining and also incorporating an office and design studio, ideal for home-working.

The accommodation is laid out over two storeys. Extending to approximately 5,812 sq ft, a key feature of the house exterior is the Arctic Pine double glazed windows benefitting from the exceptional uninterrupted mountain and countryside views. The detail and finishes are notable internally with features including the American Walnut floors, Jerusalem limestone tiling in the hallways and Italian tiling in the bathrooms and kitchen.

An impressive entrance hallway is one of the focal points of the house with a wall of glass overlooking a spacious south-facing courtyard which is perfect for summer entertaining. In addition to adding natural light, it provides easy access to the main reception rooms which include a formal dining and drawing room located to the west of the house. An open plan upgraded kitchen/dining and living room are perfect for modern family living and is located to the east of the house, capturing the splendid views over the lough.

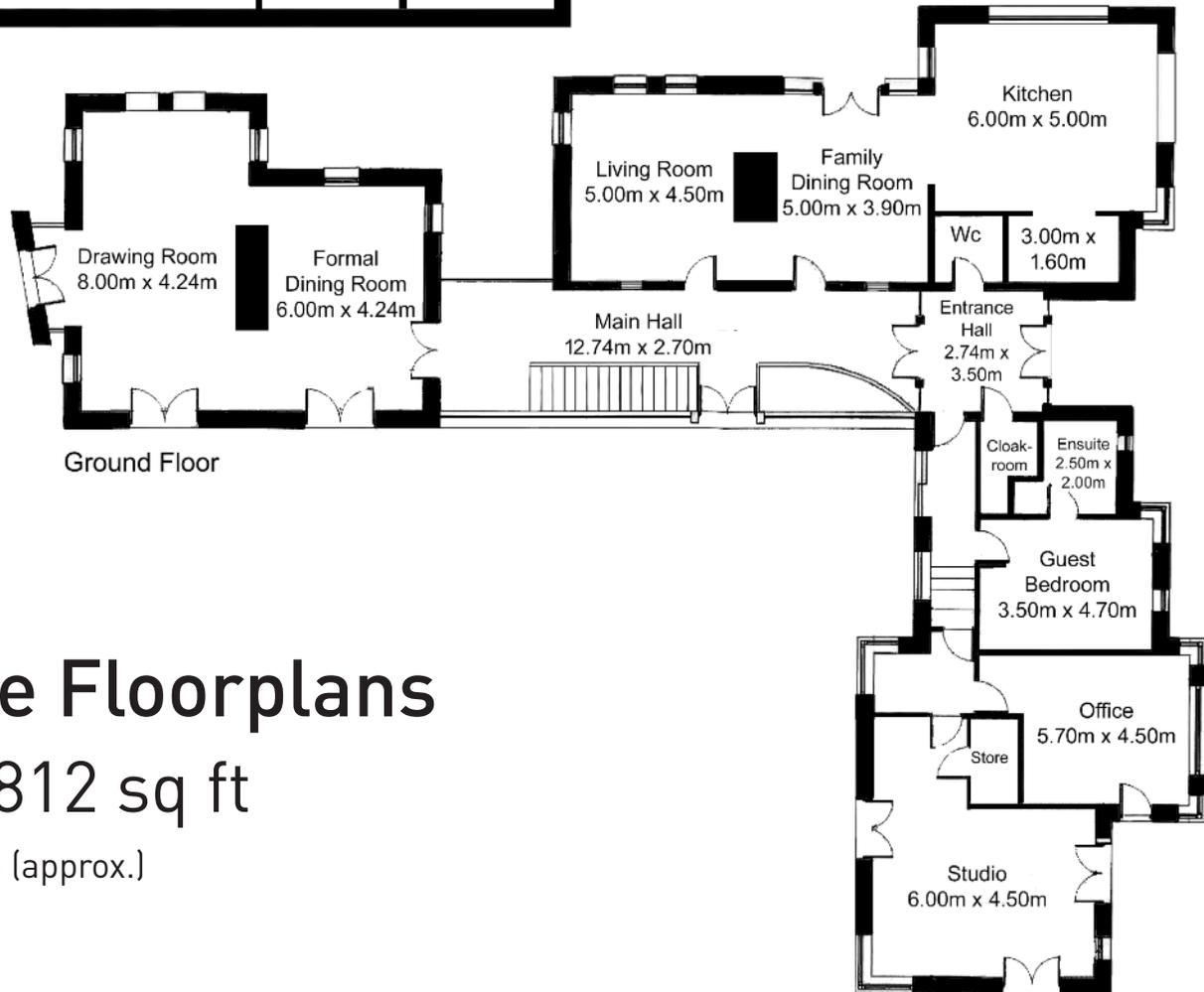
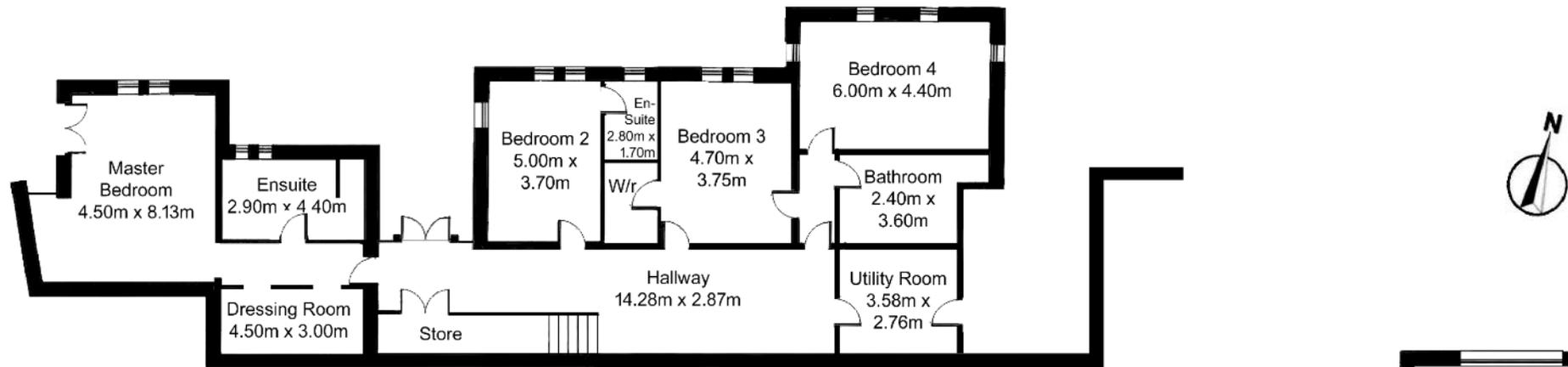
The south wing of the house comprises an office and studio together with a guest bedroom and en suite bathroom. This wing includes a separate entrance and could easily be used as a spacious self-contained apartment for running a business from home, a teenager's den or for an elderly relative.

The bedroom accommodation is principally laid out over the lower floor and includes four bedrooms (two en suite). The master bedroom suite is an impressive and well-proportioned room with access to a patio area that captures the spectacular views of the Lough Moher. It includes a dressing room with an extensive range of fitted and built-in cupboards and wardrobes. The master suite also includes a bathroom with a feature bath with Corian surround and power shower.









# Carramore House Floorplans

540 sq m / 5,812 sq ft

Gross Internal Area (approx.)

## **GROUNDS**

Carramore House is approached via a private, shared road which leads to a gated entrance. A private driveway leads to the front and side of the house where there is ample parking.

The house sits on wonderful mature grounds of about 20 acres, with well-tended lawn areas adjacent to the property. The area between the house and lough is primarily amenity land and includes native trees that blend into the landscape.

To the side of the house is an attractive, tranquil courtyard which is perfect for relaxing or entertaining in private. The property benefits from about 417 metres of water frontage onto Lough Moher offering the buyer ease of access to the lough to take advantage of a range of activities. The natural walkway down to the lough is very special and will be enjoyed by the new owner for many years.

## **GENERAL REMARKS**

### **Viewings**

Strictly by appointment by Savills Country Agency.

### **Eircode**

The Eircode for the property is F28 HR98.

### **Building Energy Rating**

BER Rating: B2

BER Number: 105231575

### **Fixtures & Fittings**

All fixtures and fittings are excluded from the sale including garden statuary, light fittings, and other removable fittings, although some items may be available by separate negotiation.

### **Services**

Underfloor heating dual geothermal and oil-fired heating system, pura-flow sewerage system, broadband, alarm system & wired for surround sound in the living spaces.

Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

### **Entry & Possession**

Entry is by agreement with vacant possession.

## **Offers**

Offers may be submitted to the selling agents, Savills, 33 Molesworth Street, Dublin 2.  
Email address: [country@savills.ie](mailto:country@savills.ie).

## **Best Offers Date**

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

## **Wayleaves and Rights of Access**

The land will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

## **Financial Guarantee**

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

## **Generally**

Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

## **Important Notice**

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared: July 2020

