



OLIVE GROVE BLACKLION, CO CAVAN





Distances

Olive Grove, Main Street, Blacklion, Co Cavan F91 XT68

Enniskillen 18 km, Manorhamilton 21 km, Carrick-on-Shannon 45 km,
Sligo 45 km, Knock Airport 93 km, Belfast 150 km, Dublin Airport 168 km

8-BEDROOM VICTORIAN ERA PROPERTY IN A DESIRABLE LOCATION

Olive Grove

8 Bedrooms • Reception Rooms • Kitchen

Outbuilding

Coachhouse – suitable for conversion S.P.P

Gardens & Grounds

Walled Perimeter • Terrace • South-Facing Aspect

For Sale by Private Treaty

Savills Dublin

33 Molesworth Street

Dublin 2

country@savills.ie

PSRA Licence 002223

+353 (0)1 618 1300



Location

Blacklion is situated between Upper and Lower Lough MacNean and nestled on the borders of Cavan, Leitrim and Fermanagh. The region is a haven for wildlife and lake fishing with Upper Lough MacNean renowned for fine course fishing.

The village of Blacklion provides shops, pubs, a health centre, and the adjoining five-star MacNean House, Restaurant and Cookery School, providing one of Irelands finest dining experiences. Short drives to both Enniskillen (18 km) and Manorhamilton (21 km) providing further amenities including shops, banks, and restaurants. In Manorhamilton there is also the Leitrim Sculpture and Arts centre and The Glens Theatre, a popular arts venue.

Sporting and recreation are popular in the surrounding area with Lough MacNean being a paradise for water sports as well as fishing for Coarse and Trout. Ancient and historical sites nearby include The Marble Arch Caves and Cladagh Glen, both are filming locations for an upcoming Game of Thrones TV series, Florence Court, and Cavan Burren Global Geopark. Local outdoor activity centres offer canoeing, caving, angling and bike tours. For equestrian enthusiasts, Drumbaragh Stables offer treks and lessons.

Various sporting pursuits in the area include fishing, hill walking, wild swimming, water sports, golf, fungi hunting, flora and fauna walks, wildlife, and bird watching. There are wonderful lakeside and waterfall walks on Lough MacNean, Claddagh River, and Fowley's Falls to enjoy. The scenic 26km Cavan Way is a hike that runs from Blacklion to Dowra through the Cuilcagh Mountains and is popular with hillwalkers and cyclists for its scenic beauty. Blacklion is also on the route of a proposed Marble Arch Greenway, stretching from Enniskillen to Sligo.

Golfing enthusiasts can enjoy Blacklion Golf Club set on the shores of Lough MacNean (1 km), Enniskillen Golf Club (21 km), the Championship course at Bundoran Golf Club (37 km), and Slieve Russell Golf Club which was voted the No. 1 golf resort in Ulster in 2018 (38 km). The award-winning Lough Erne Golf Club (24 km) in Enniskillen also offers enthusiasts further course challenges.

Schooling in the local area includes St Patricks National School in Blacklion, St. Columban's Primary School, St. Clare's Comprehensive School, Mount Lourdes Grammar School, Enniskillen Model Primary School, and Enniskillen Royal Grammar School.





Summary

Olive Grove is an end-of-terrace three-storey townhouse in a prominent location on the Main Street of Blacklion. The property dates back to 1862 and was historically used as a retail store, but in recent years has operated as a successful guesthouse and restaurant business by the current owners.

The accommodation is laid out over 3 floors, comprising 8 bedrooms in total, and is suitable for both a guest house and modern family living. The house is presented in immaculate condition but would need some modernising and redecoration in some parts of the property. A full layout of the accommodation is shown on the adjoining floorplans.

External features include an impressive façade with a spoked fanlight above the entrance door.

Outbuilding

There is a coachhouse set to the rear of the property with a separate access to the street via a laneway to the side. While the barn is currently in use as storage, it offers the potential to be converted into a wide range of uses including additional accommodation S.P.P.

Gardens & Grounds

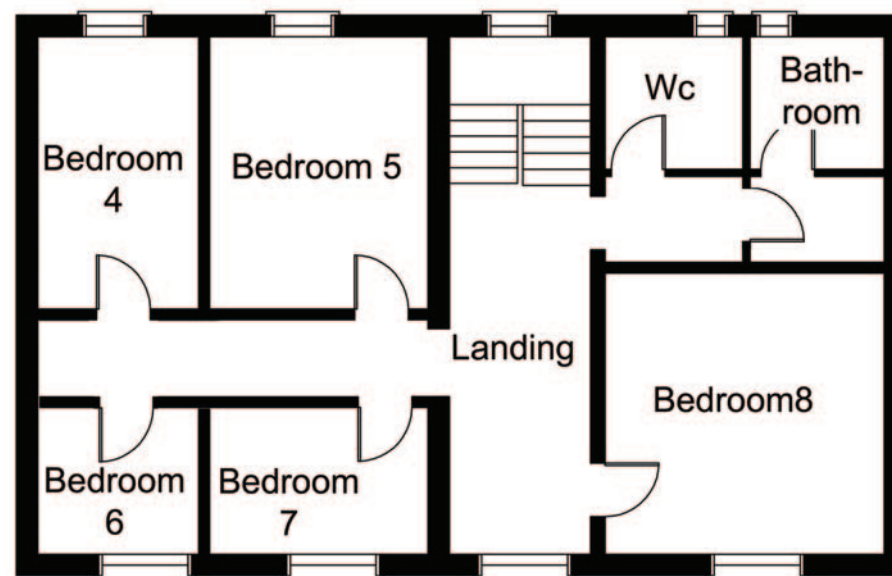
The rear garden is private with a wonderful terrace suntrap, ideal for al-fresco dining. The garden orientation is south facing and benefits from all-day natural light.



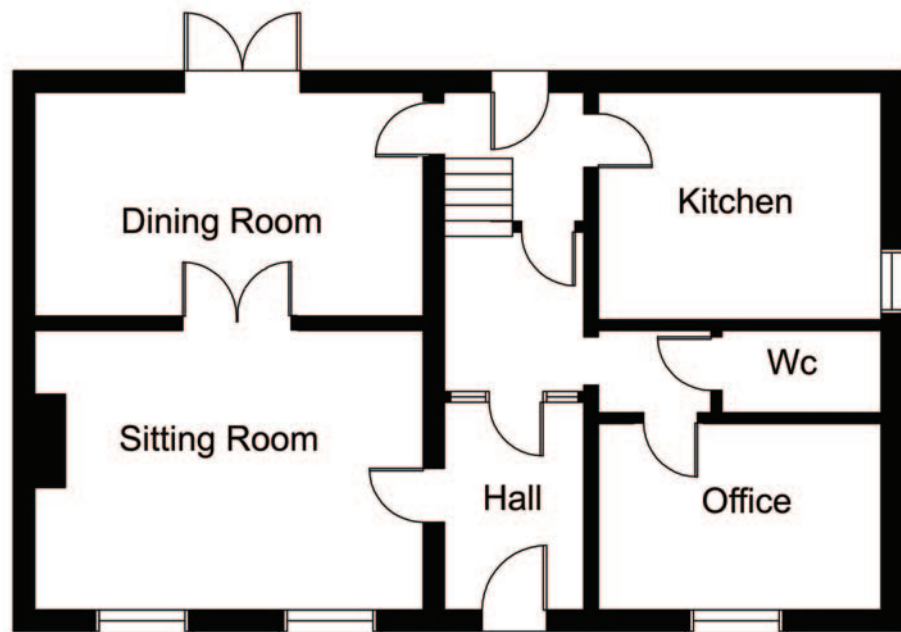


OLIVE GROVE

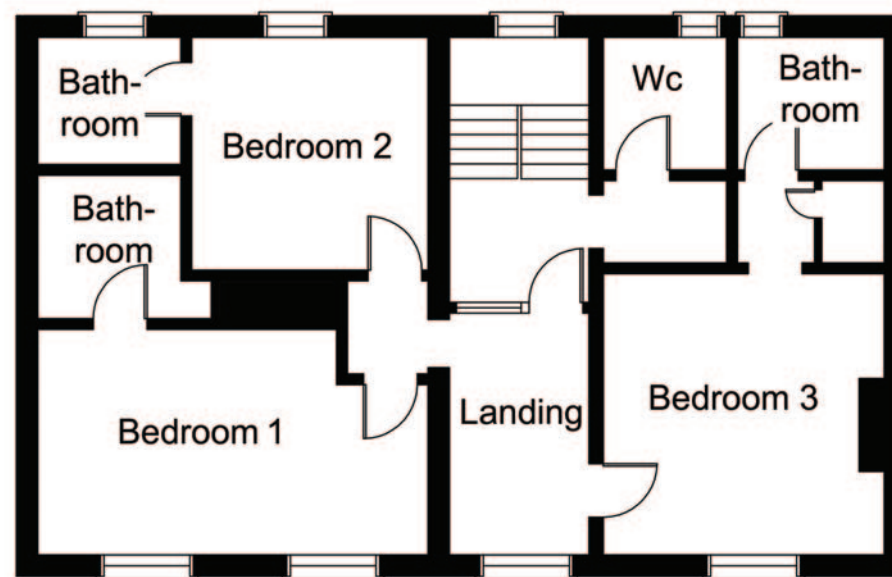
Approximate Gross Internal Area
For Identification Purposes Only



Second Floor



Ground Floor



First Floor





General Remarks

Viewing

Strictly by appointment with Savills Country Agency

Eircode

F91 XT68

BER

E1

BER Number: 109219451

Services

Oil-fired central heating, mains water, mains sewerage, broadband.

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.

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.

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.

Solicitors

Adrienne O'Connor, Solicitor,

Market Square,

Manorhamilton, Co Leitrim

E: titles@irishconveyancing.com Tel: 0719855302

Contact: Adrienne Harrington

Stipulations

Wayleaves and Rights of Access

The property 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.

Generally

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

Important Notice

Savills and their clients 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 and photographs taken in April 2021.



Lough MacNea



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