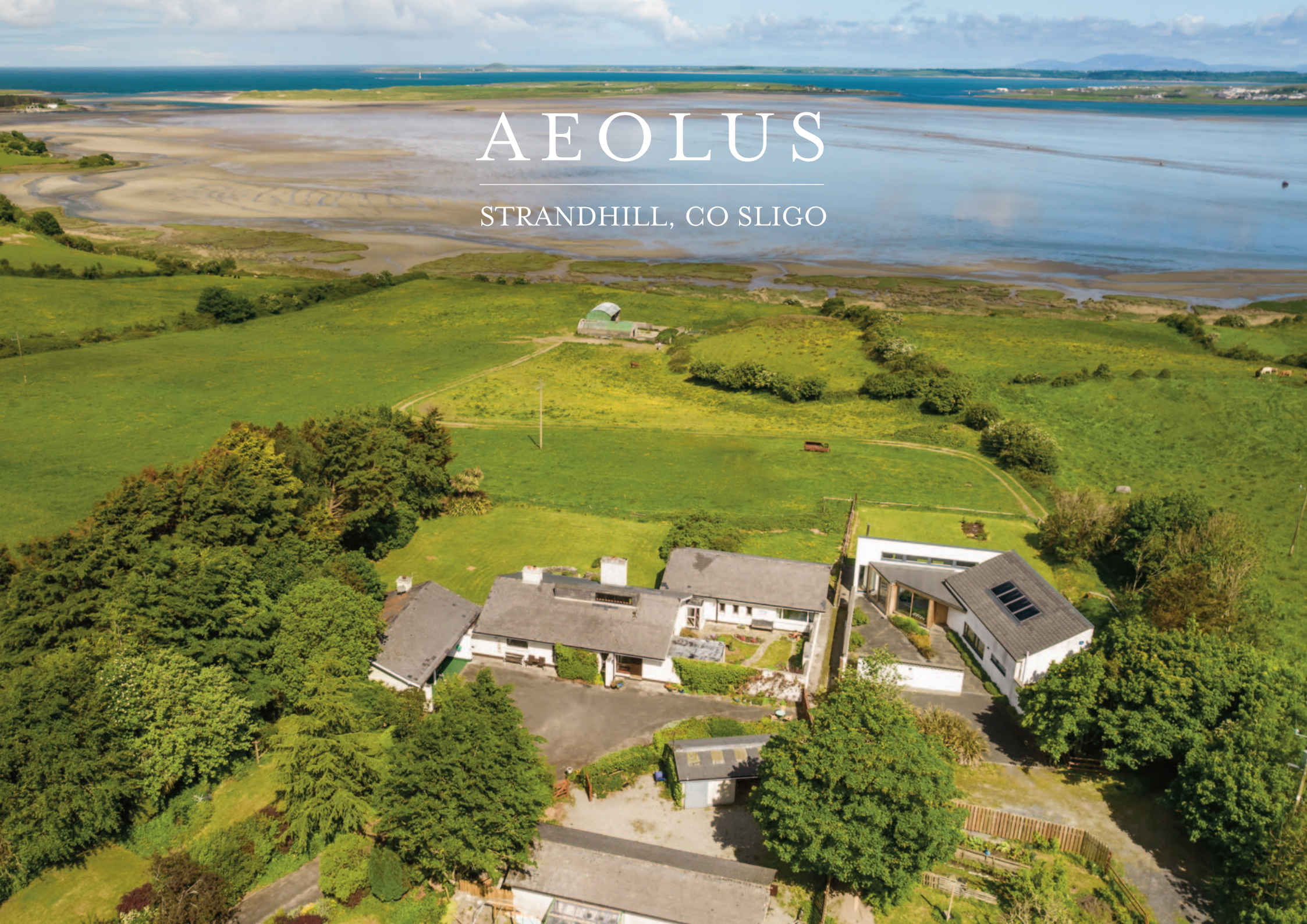

AEOLUS
STRANDHILL, CO SLIGO

AEOLUS

CARTRON, STRANDHILL, CO SLIGO, F91 C9Y3

Strandhill 3 km, Sligo Airport 4 km, Sligo Town 5 km, Bundoran 40 km,
Enniscrone 55 km, Ireland West (Knock) Airport 56 km, Dublin Airport 216 km

Waterfront property with magnificent panoramic views onto Sligo Bay

Accommodation

Study • Dining room • Drawing room • Kitchen • Den • Sunroom • Utility room • WC
Master bedroom suite with dressing room • Three further bedrooms • Two Bathrooms

Outbuildings

Garage • 3 stables • Tack room • Store • Woodshed • Tractor shed

Land

Ring-fenced productive farmland • Separate entrance

Coastline

About 155m of coastline

House site area circa 1.3 acres (0.53 hectares)

Land area exclusive of house site 16.7 acres (6.75 hectares)

For sale as a whole or in two separate lots

Murphy & Sons

Savills Country

LOCATION & AMENITIES

Aeolus is located in the beautiful county of Sligo amidst the unspoiled landscape of dramatic mountain ranges, verdant rolling hills, ancient woodlands, pristine lakes and glimmering beaches. The property, a short distance from the Sligo Town, is situated in the stunning townland of Strandhill under the shadow of Knocknarea Mountain, the resting place of the mythical Celtic Queen, Maeve.

Sligo, nestled between Mayo, Leitrim and Donegal on Ireland's Wild Atlantic Way, is the capital of the Northwest region and one of Ireland's largest towns. It offers a wide range of services, amenities, cultural activities and educational opportunities. As the educational hub of the northwest it boasts two universities along with top class secondary, primary and early year's Montessori schools.

Built on the banks of the Garavogue River Sligo connects Lough Gill to the Atlantic Ocean and enjoys the magnificent backdrop of Benbulben Mountain. The Sligo coastline is the home of spectacular unspoilt beaches and coastal villages including Strandhill, Rosses Point, Mullaghmore, Enniscrone and Streedagh's beach where three Spanish Armada ships floundered some 400 years ago.

Renowned for its history, culture and mythology, Sligo is the pulsing heart of the North West. Sligo's celebrated cultural heritage includes the poetry of W.B.Yeats, the traditional music of Michael Coleman and the paintings of Jack Yeats, a rich tradition which continues today with it's vibrant theatre, music and arts scene. The ancient county is an archaeological treasure trove of 4,000 year old megalithic sites including the nearby grave complex at Carrowmore.

The area has an excellent transportation system with the N4 and mainline train connecting Sligo to Dublin in under 3 hours and the N17 connecting Sligo to Galway and Limerick. Ireland West Airport at Knock is 56 km to the south of the property and offers flights to a range of European destinations.

For outdoor enthusiasts Sligo offers an abundance of activities including golfing, horse riding, hiking, sailing, surfing, kayaking, fishing and hunting. For golfing enthusiasts, the charming Standhill Golf Links Course is located 4 km to the west. County Sligo Golf Club in Rosses Point, home of the West of Ireland Golf Championship, is one of the world's great Links courses.

Strandhill Beach is renowned worldwide for surfing and it's surf schools. The local area has a number of amazing walks taken from Strandhill Beach to Culleenamore Strand, also to Killaspubrone out to Coney Island or up onto Knocknarea mountain with it's breath taking views inland over five counties and seaward over Sligo Bay to the monastic island of Innismurray far out in the Atlantic Ocean.

DESCRIPTION

Aeolus is set in a spectacular elevated position with panoramic views overlooking Sligo Bay, Coney Island, the Dartry mountains and beyond to Donegal's Sliabh League, the highest maritime cliffs in Europe. A key feature of property is its direct access to Sligo Bay with approximately 155 metres of waterfrontage where snipe zig zag low above rustling reeds to the joyful cacophony of winter visiting geese. The name 'Aeolus' in Greek mythology was the divine keeper of the winds and the storms, providing a safe haven and a protected harbour.

The property is approached, through stone wall piers which open to an attractive sweeping driveway, lined by mature trees, hedging and flower beds leading to the front of the house.

This mid-century modern house was designed by the renowned Dublin based architectural practice Newenham Mulligan and Associates in the mid-70s and finished in 1978. Composed of three single storey elements with low pitched slated roofs, the exterior of the house comprises rendered walls with glistening white marble chip and excellently sized windows to take advantage of the panoramic Atlantic views.

The light-filled accommodation is of generous and elegant proportions, as shown on the accompanying plans. Extending to about 3602sq ft (334.6 sq m), it is well laid out for modern day family living and entertaining with a central south facing living block; an east facing bedroom wing and to the west is a garage and utility wing.

The property is entered though a bright stone flagged reception hall which gives access to the main reception rooms comprising a study, dining room and drawing room. The well-proportioned drawing room features teak wood block flooring, a mezzanine gallery and a pirana pine ceiling rising to high level south facing windows. The centrepiece of the room is a stunning fine early Georgian carved white marble chimney piece with slate and brass inset. The open plan kitchen and den is the focal point of the house with its Liscannor flagged floor, Scandinavian stove and AGA as well as beautifully crafted and extensive range of Italian floor and wall mounted units. The den leads onto a sunroom which is a wonderful spot to enjoy the magnificent coastal scenery.

The bedroom accommodation is laid out over the east wing of the house and comprises a bathroom, four bedrooms with three facing onto Sligo Bay. The master bedroom suite includes a bedroom, dressing room and large bathroom looking onto the south facing landscaped courtyard.

The utility and garage wing comprises a double carport, store, toilet and boiler house.

GARDENS & GROUNDS

The house sits amidst wonderful mature gardens which are mainly laid to lawn and include magnificent flower beds, fine specimen trees and well-tended hedges. To the side of the property is a walled courtyard which can be accessed via the main entrance hall.

OUTBUILDINGS

The present owners converted the old stone cow byre into a stable building with 3 stables and a tack room. From there the horse rider can trot down through the fields to the shore and onto the endless expanse of tidal beach to Coney Island.

The other outbuilding contains a store, woodshed and tractor shed.

FARMLAND

The land at Aeolus lies within a contiguous block and comprises good grassland extending to about 16.67 acres in total. Centred around the farm buildings and lying to the front of the house the land stretches down to Sligo Bay with approximately 155 metres of waterfrontage in total.

There is a separate access to the land and farm buildings via a shared lane off the R292.

AEOLUS

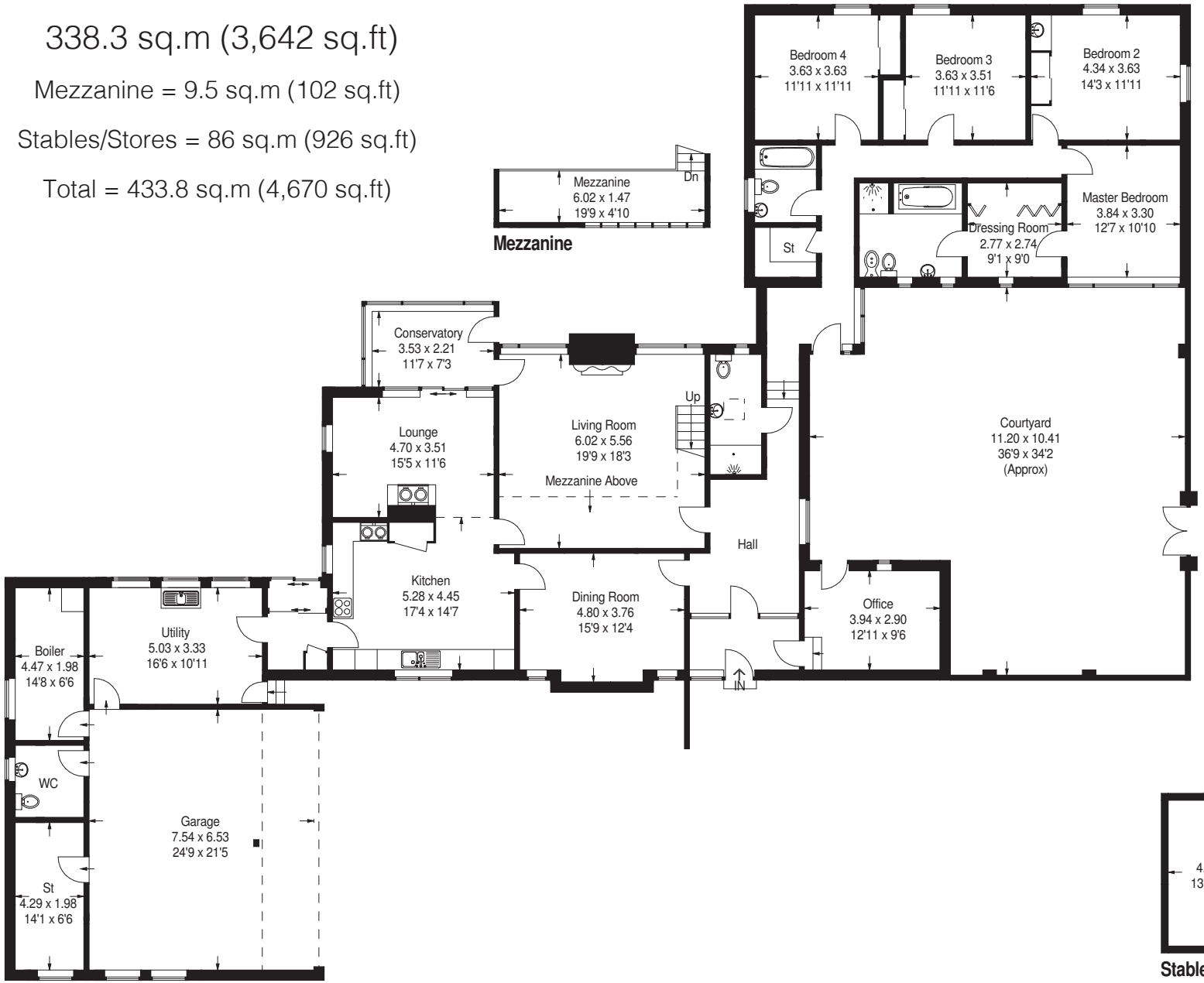
Approx Gross Internal Area (including Garage)

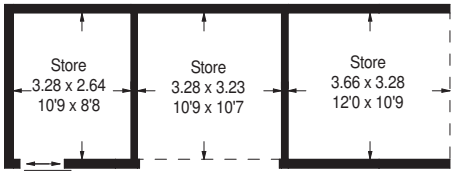
338.3 sq.m (3,642 sq.ft)

Mezzanine = 9.5 sq.m (102 sq.ft)

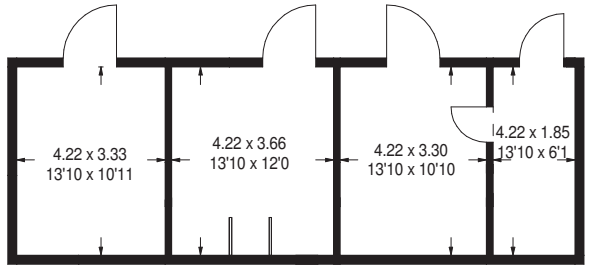
Stables/Stores = 86 sq.m (926 sq.ft)

Total = 433.8 sq.m (4,670 sq.ft)





(Not Shown In Actual Location / Orientation)



Stables

GENERAL REMARKS

Viewing
Strictly by appointment by Savills Country Agency and Murphy and Sons.

Savills Country
33 Molesworth Street
Dublin 2
Tel: +353 (0)1 663 4350
PSRA License 002223

Murphy & Sons
12 Castle Street
Sligo
Co Sligo
Tel: +353 (0) 719142118
PSRA License 001330

Health and Safety
Given the hazards of a farm, we ask you to be as vigilant as possible when making your inspection, for your personal safety.

Eircode
F91 C9Y3.

BER
BER Rating: D1
BER No.:115022972

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
TBC

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, subject to the seasonal grazing agreements.

Offers
Offers may be submitted to the joint selling agents –

Savills Country Email address: cianan.duff@savills.ie.
Murphy & Sons Email address: john@murphyandsons.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.

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 himself as to the nature of all such rights and others.

Plans, Areas and Schedules
These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Lotting
It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

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, Murphy & Sons 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, images 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 and Murphy & Sons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared and photographs taken May 2022

For illustrative purposes only
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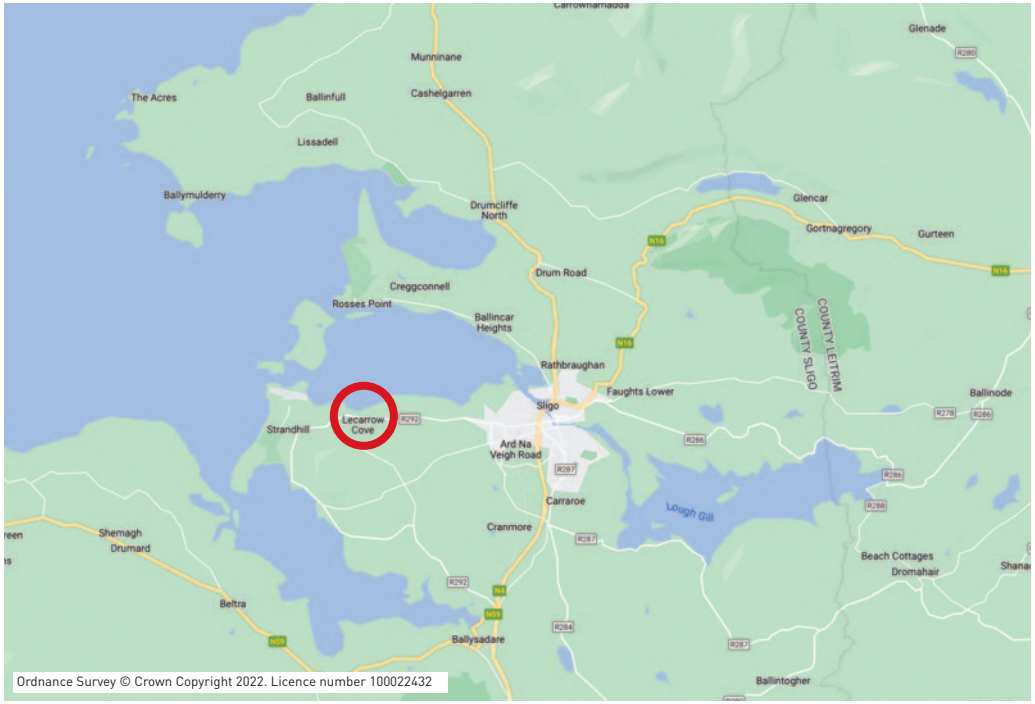
Glenade
Munninane
The Acres
Ballinfull
Cashelgarren
Lissadell
Ballymulderry
Drumcliffe North
Glencar
Gortnagregory
Gurteen
Drum Road
Creggconnell
Rosses Point
Ballincar Heights
COUNTY SLIGO
COUNTY LEITRIM
Rathbraughan
Faughts Lower
Ballinode
Sligo
Lecarrow Cove
Strandhill
Ard Na Veigh Road
Carraroe
Lough Gill
Cranmore
Shemagh
Drumard
Beach Cottages
Dromahair
Beltra
Ballysadare
Ballintogher
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