

FOR SALE BY PRIVATE TREATY

RS/5000

## **4 INNISKEERAGH ISLAND, BOA ISLAND, KESH. BT93 2AQ**

**EXCEPTIONAL DETACHED 3 BEDROOM HOLIDAY  
RESIDENCE WITH OWN JETTY AND SLIPWAY FACILITY**



- \* Set on a commanding elevated site overlooking Lough Erne this exceptional property offers a unique design and style which compliments the site and provides tranquil and pleasant living on the shores of Lough Erne.
- \* Property provides private jetty facility and slipway to the Lough.
- \* Includes foreshore.
- \* Fully automated entrance gate security system.
- \* Low maintenance external finish in brick with slate finish to roof and PVC double glazed pine effect windows throughout.



- \* Spacious layout to include 3 Bedrooms, (1 ensuite), Reception and Dining area with extensive separate first floor balcony overlooking Lough Erne.
- \* Tastefully finished interior with exposed timber truss detailing to vaulted ceiling in main first floor Lounge.
- \* Quality finish to complete range of Kitchen units and sanitary ware throughout the property.

### Accommodation Includes

#### Entrance Level:-



Entrance Hall: 6'7" x 7'4"

PVC glazed entrance door. Double cloaks cupboard opening off. Pitch pine flooring. Glass door to main hallway.

Bedroom No 2: 11'9" x 11'9"

Timber trim finish with matching internal doors.



Bedroom No 3: 11'9" x 11'10"

Timber trim finish with matching internal doors.

Hotpress opening off hallway. Tank insulated.



Closet/cloaks opening off hallway. Plumbed for washing machine.

Bathroom: 7'10" x 7'10"

3 piece white suite incorporating shower over bath. Walls part tiled. Pitch pine flooring.



### Lower Ground Level:-

Kitchen/Dining area: 23'10" x 12'2"



Modern fitted Kitchen incorporating extensive range of high and low level units to include ceramic hob and low level oven, extractor fan, plumbed for dishwasher. Centre Island, fitted high level plate rack and display units. Pitch pine flooring.

Pine effect PVC patio doors opening to patio area overlooking Lough Erne with feature corner window to Kitchen/Sitting area offering open views of the surroundings and shoreline.



**First Floor:-**

Lounge: 23'10" x 12'8"

Feature vaulted ceiling with exposed timber truss detailing. Velux window.



Pine fire surround, slate inset and hearth. Pitch pine flooring. Wood Burner

Picture window to views. Patio door opening to balcony area.

(Balcony: 8'5" x 20'0")

**Upper First Floor:-**

Bedroom No 1: 16'8" x 11'10"  
Timber trim finish throughout.  
Pitch pine flooring.

Ensuite: 8'1" x 7'10"  
2 piece white suite with separate  
corner shower cubicle. Velux  
window.



Outside:-



This unique property is serviced by a tarmacadamed entrance road direct off the main Kesh/Belleek roadway accessed by a fully automated security gate system.

Concrete driveway and ample parking provided to property.

Site is laid out in grass.

Property has exclusive use of purpose built private jetty facility to shoreline adjacent to the dwelling and also the slipway provided.

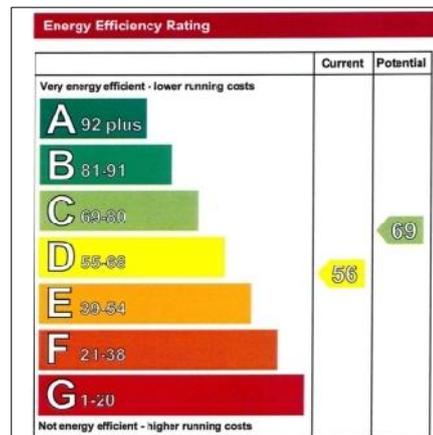
PVC oil tank. Mains electricity and water on site. Septic tank drainage.

Current Annual Rates £1,626.26

Agent strongly advises that viewing is essential to appreciate the extensive accommodation, facilities and tranquil lake shore setting of this property.

Property of this calibre and in this condition are not found regularly on the market and strong interest is envisaged.

Viewing strictly by appointment with undersigned agent.



**NOTE:** The above Agents for themselves and for vendors or lessors of any property for which they act as Agents give notice that (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (2) no person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to any property (3) all negotiations will be conducted through this firm.