

FOR SALE BY PRIVATE TREATY

RS/4248

***529 BOA ISLAND ROAD, MULLANS,
BOA ISLAND. BT93 8AB***

**A SUBSTANTIAL 4 BEDROOMED RESIDENCE SET ON
CIRCA 10 ACRES ON THE SHORES OF LOUGH ERNE
WITH PRIVATE LOUGH ACCESS**



- Located on the shores of Lower Lough Erne, this unique opportunity provides a substantial property offering further development potential approximately ¼ mile from Lusty Beg Island with Kesh some 6 miles distant.

- Residence provides spacious accommodation with 3 Reception/4 Bedrooms, 3 of which have en-suites. Extensive Kitchen and Utility layouts with integral double garage.
- Detached second garage with attached office/store and purpose built Bar-B-que area and existing stone building.
- Property has been finished and maintained to an exceptionally high standard and has extensive views over Lough Erne.
- Property is accessed directly off the main roadway and has laneway access to the shore line and existing jetty facilities.

Accommodation

Entrance Porch: 7'1" x 4'10" Externally finished in stone with a PVC double glazed entrance door and side screens and a leaded glass inset. C.C. & CP. Ceramic tiled floor.

Hallway: 14'0" x 7'1" Timber glazed door and side screens from porch. C.C. & Cp. Timber finished flooring.

Lounge: 17'0" x 14'7"



Stone built brace with timber over mantel. Freestanding log burner linked to heating and water system. French doors to patio and gardens with views over Lough Erne. C.C. & Cp. Timber finished flooring.

Dining Room: 17'0" x 11'8" Timber finished flooring. C.C. & CP. Double doors (glazed) from hallway. 3 No. wall light points.

Kitchen: 19'5" x 14'7"

Large range of high and low level oak finished units incorporating – 1½ bowl s.drainer coloured sink, integral dishwasher, fridge and freezer. Freestanding Belling 8 ring cooker with extractor fan over. Covered display units with high level lighting to Pelmet and under units. Walls part tiled. Ceramic tiled flooring.



Sun Lounge: 11'8" x 11'8"



Glazed doorway from Kitchen. French glazed doors to front with extensive glazing open to Lough Views. Ceramic tiled flooring.

Utility Room: 13'11" x 7'8"

Range of high and low level units with s.drainers s.s. sink unit, larder cupboards and additional storage. Plumbed for washing machine and tumble drier. PVC rear entrance door. Ceramic tiled floor.

Separate W.C.: 7'0" x 3'10"

2 piece white suite. Ceramic tiled flooring.

Bedroom No 1:
En-suite: 14'8" x 13'3"
7'9" x 7'5"

Triple fitted mirrored sliderobes.



2 piece white suite with his and hers Whb., fitted unit with mirrors above. Separate electric shower cubicle. Ceramic tiled floor, walls part tiled.

Bedroom No 2:
En-suite: 13'8" x 10'4"
7'1" x 6'5"

2 piece white suite with separate electric shower cubicle. Fitted mirror and light unit. Ceramic tiled floor, part tiled walls.

Bedroom No 3: 11'8" x 10'4"

Linked to main bathroom by internal doorway.

Bathroom: 15'2" x 7'9"
(Max)

3 piece white suite including corner bath, ½ tiled walls. Ceramic tiled floor.

2 No. storage cupboards off main hallway and storage cupboard under stairway.

Integral Garage: 23'0" x 19'2" 2 No Roller Doors (1 fully automated).
Oil fired burner. PVC side access door.



Sep. W.C.: 4'5" x 4'2", 2 piece suite.

First Floor:-

Bedroom No 4: 18'6" x 12'7" Velux window including en-suite. 2 piece suite with separate electric shower cubicle. Velux window.

Roofspace: 62'0" x 13'0" Cut roof construction providing a possible roof conversion creating up to 800 sq.ft. additional space.

Outside

Garage: 22'11" x 16'3"

Roller door with pedestrian PVC entrance door and window.



Attached Store/

Office: 16'7" x 9'8"

French doors opening to covered Bar-B-Que area overlooking the shores of Lough Erne.



Stone Built Store: 25'0" x 12'9"

Original stone dwelling renovated to provide additional storage space.

Tarmacadamed entrance drive from entrance pillars with large turning space and mature gravelled beds.



Large paved patio area extending across front of dwelling leading to neatly kept lawns to front.



Adjoining traditional orchard with selection of spacious fruit trees.



Gravelled laneway to shore line providing access to adjoining fields and existing slipway/jetty and turning area.



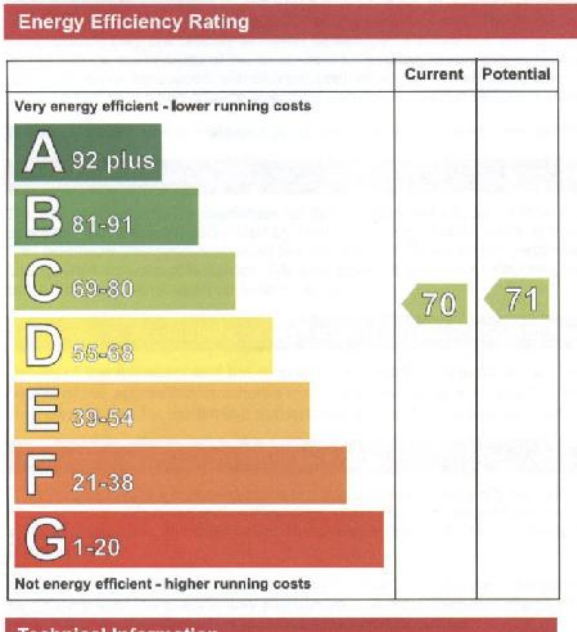
All mains services installed. Septic tank.

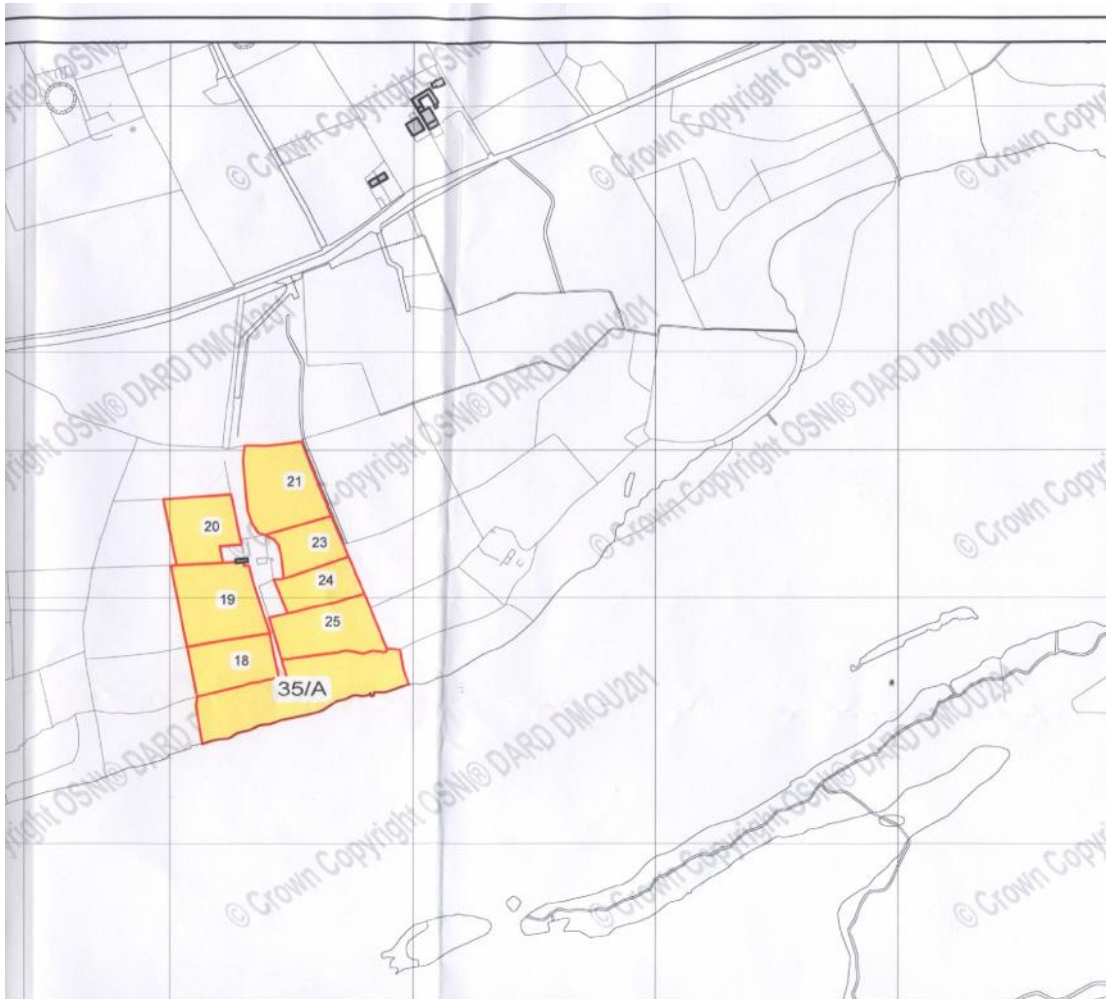
Current Annual Rates £1,790

Viewing is highly recommended as the setting and views from this residence can only be appreciated on site.

Viewing strictly by appointment with agents.

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.

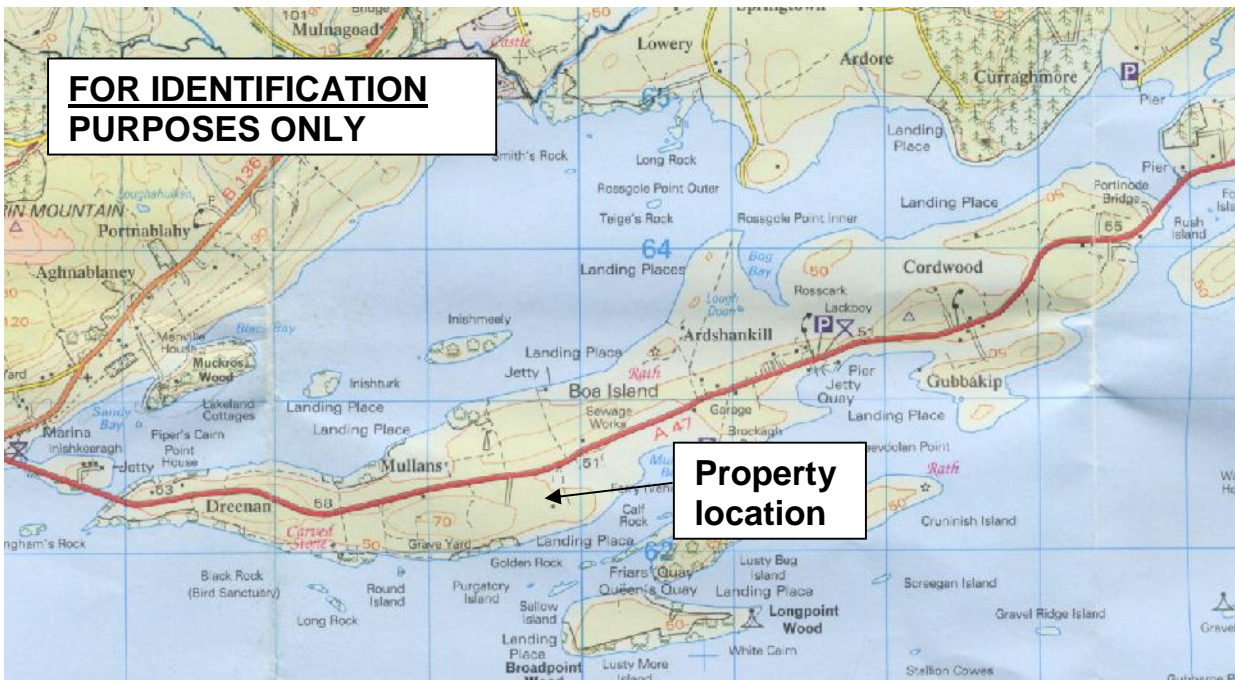




FOR IDENTIFICATION PURPOSES ONLY

Field Attributes
FSN: 4/013/058

Field No.	Area (Ha)	Type
18	0.42	SDA
19	0.65	SDA
20	0.44	SDA
21	0.62	SDA
23	0.30	SDA
24	0.31	SDA
25	0.53	SDA
35/A	1.03	SDA



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Property location