

For Sale
By Private Treaty

Guide Price
€390,000



**Tinnamuck, Tubber, Moate,
Co. Offaly,**



Description

Mark Nestor Property Services are delighted to present to the market this exciting opportunity to acquire a detached Four-bedroom bungalow set on approximately 11.5 acres with hayshed, storage shed and two bay single slatted shed and cattle handling facilities at Tinnamuck.

Offering an abundance of space, privacy and potential, the property will particularly appeal to purchasers seeking a countryside holding with land, outbuildings and the opportunity to create a home to their own taste. The property is suitable for multiple agricultural uses with four neat divisions of land.

While the residence would benefit from modernisation and upgrading, it provides a solid and spacious starting point for those looking for a renovation project in a peaceful rural setting.

The accommodation currently comprises a kitchen, two separate sitting rooms, Four bedrooms and a family bathroom. The presence of two reception rooms offers flexibility for a purchaser to reconfigure or modernise the internal layout to suit individual requirements.

One of the standout features of this property is undoubtedly the approximately 11.5 acres of land, providing excellent scope for a variety of uses. Together with the existing outbuildings, the holding may appeal to those with agricultural, equestrian or hobby-farming interests, or simply buyers looking for additional space and privacy in the countryside.

The outbuildings further enhance the versatility of the property, offering useful storage and working space with considerable potential for a new owner to make the most of the overall holding.

For the right purchaser, this is a property with enormous possibilities. Whether the intention is to renovate the existing bungalow into a comfortable family home, establish a smallholding, create an equestrian / cattle base or simply enjoy the benefits of owning a substantial parcel of land, this property provides a rare opportunity to put your own stamp on a countryside home.

Viewing is highly recommended to fully appreciate the scale, setting and potential on offer.

Further land available.

Please contact the office on 090 64 09095 if you wish to arrange a viewing appointment for this property, or require further information.

Features

Detached Four-bedroom bungalow - Set on approximately 11.5 acres

Two separate reception rooms

Excellent renovation and modernisation opportunity

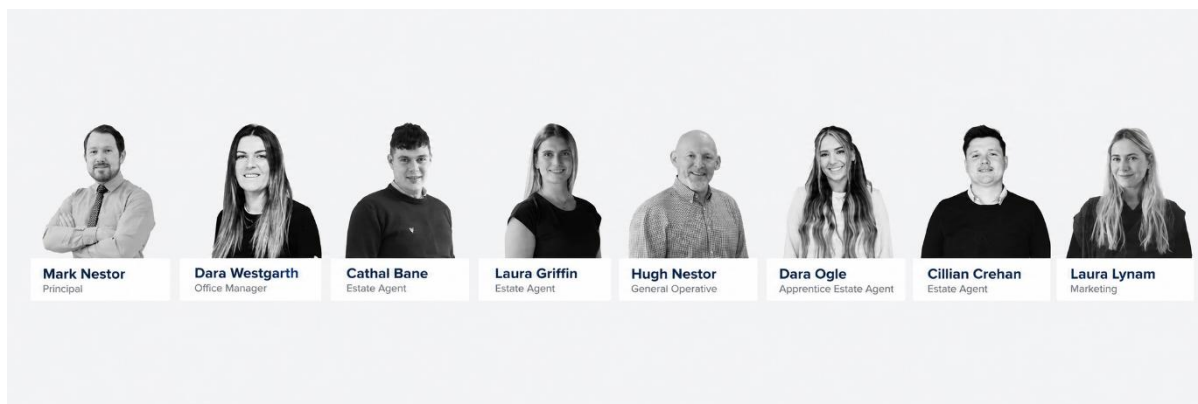
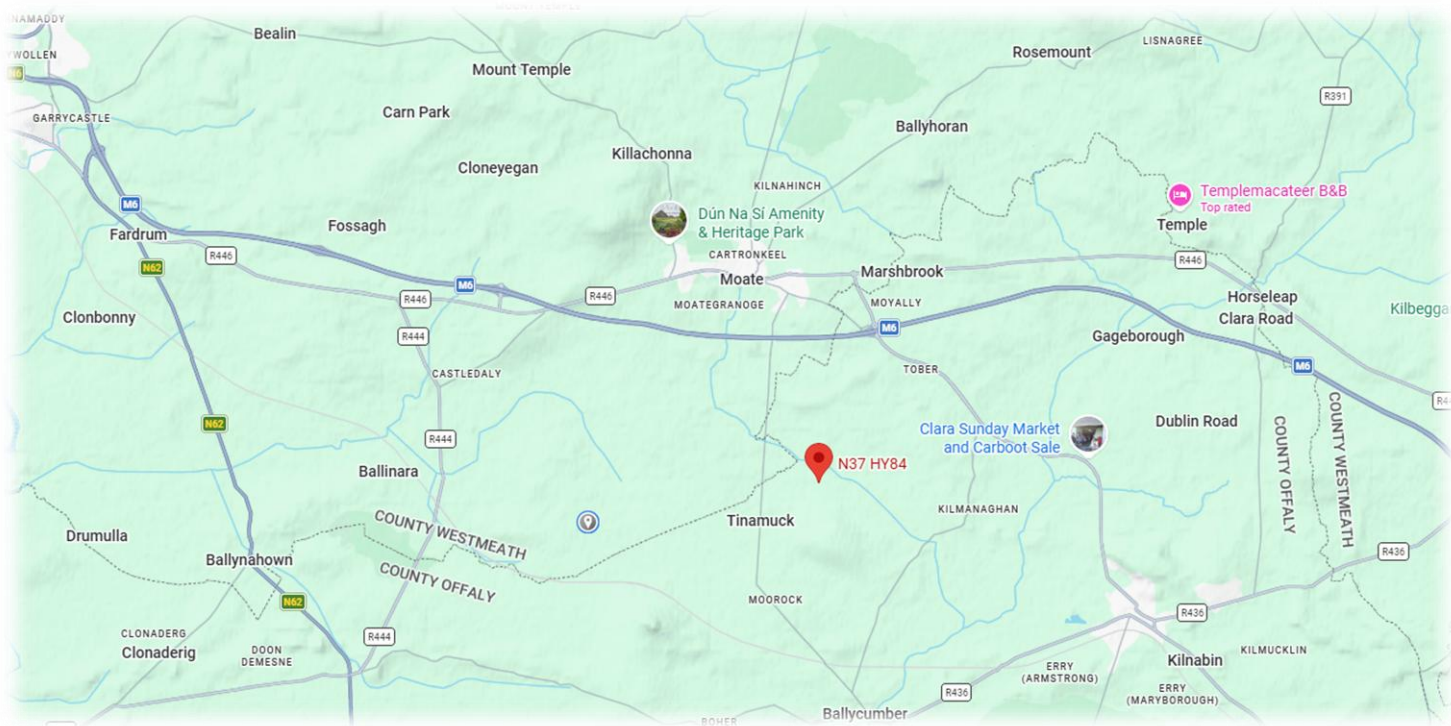
Potential for agricultural, equestrian or hobby-farming use

Opportunity to create a countryside home to individual taste

Further land available







Selling agent

Mark Nestor
1 Ankers Bower
Athlone
Co. Westmeath

T 090 6409095
M 086 3316338
E info@marknestor.ie
W www.marknestor.ie



www.marknestor.ie

PSRA: 004165



Disclaimer: 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on as a statement or representation of fact. 2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. 5. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction.