



WILSONS
AUCTIONS



Ballindoon House

Kingsborough, Riverstown, Co Sligo



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In all c.80 acres – c.32.32 ha

For Sale by Auction on Wednesday 17th October 2018

c.1820's lakeside sporting estate, with panoramic views of Lough Arrow and the surrounding countryside

N4 3km, Riverstown 6km, Sligo 27km, Strandhill Beach 28km, Carrick – On – Shannon 30km, Knock Airport 46km

Ground Floor

- Portico • Entrance Hall • Inner hall • Staircase Hall • Library • Drawing Room • Dining Room
- WC • Kitchen • Laundry • Sitting Room

First Floor

- 7 Bedrooms • 4 Ensuite • Family Bathroom • Domed Observatory

Lower Ground Floor

- Series of rooms with potential for a variety of uses

Grounds & Outbuildings

- Farm yard with original cut stone buildings • Stables • Coach House • Chapel Building • Walled Garden • Cut Stone Boat House & Slipway
- Extensive Lake Frontage • Sweeping Lawns • Lands in Grass and Woodland • Front and Rear Avenue





Description

Ballindoon House sits on an elevated site within c.80 acres with spectacular panoramic views of Lough Arrow, the islands and verdant countryside. A sweeping treeline avenue opens to the imposing John Nash designed white house.

Ballindoon House is neo-classical three-bay, two-storey-over-basement with pedimented doric portico and a side wing dating to c.1820. The estate comprises of the impressive Georgian house, gate lodge, garden lodge, stone cut yard buildings, walled garden, approximately 80 acres of mature woodland and pasture land with lake frontage, the boathouse and slip way to Lough Arrow. The beauty of this immensely private estate that is it is in its original form and totally un-spoilt.



While the house is large on arrival, inside it is very much a family home which flows throughout the principal rooms. Perfect for everyday living or entertaining on a grand scale. Exquisite period features can be found throughout the property to include Greek Doric entrance portico, panelled carved doors, ornate ceilings, decorative cornice, bow windows, canted oriel window, sash windows, viewing dome, original fireplaces, original floorboards and a cantilevered staircase.

The accommodation comprises a large rotunda double hall which leads directly into the library room. The library has a bow window with magical views of Lough Arrow.

The other Principal reception rooms include the drawing room, dining room, the family sitting room / study and beyond the kitchen is a further living room. The light and airy rooms all have high ceilings and most look out on the water and far reaching countryside.

Upstairs are seven bedrooms, four with bathrooms, a family bathroom and a spectacular viewing dome to survey the ever-changing landscape.

There is a full lower ground floor with outside access. Contained within is a series of rooms which could be used for a variety of uses.

This picturesquely-sited, neo-classical house is of interest for its greek doric entrance portico and domed full-height return to the south. The proportions coupled with retention of early fenestration and other details all contribute to its commanding appearance. The very fine range of outbuildings to the east also adds to the completeness of the estate as a whole.

The lands are in old pasture and sweep down to the extensive lake frontage with original boathouse. There property is nestled in mature wood land with many specimen and rare old trees. A variety of different wildlife can be found on every corner of the estate.

All this together, with the peace and breath-taking tranquillity, make Ballindoon House and Estate a very appealing place to live.





Ballindoon House

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705 m² (7588.5 sq ft)

Ground Floor



First Floor



Lower Ground Floor





Lough Arrow

The lake is sheltered on three sides by hills and is the source of the Unshin River. Lough Arrow is unusual being a mesotrophic natural lake which has changed little in the last 40 years. It is largely spring-fed and very sheltered for its size, and, as such, is hydrologically different from most other lakes. Fish present in Lough Arrow include brown trout, perch, roach, three-spined stickleback, pike, rudd, bream and the critically endangered European eel. A number of duck species winter at the lake including mallard, wigeon, teal, red-breasted merganser, tufted duck, pochard and goldeneye. Other bird species found at the lake include great crested grebe, little grebe, cormorant and mute swan.





Location

Ballindoon House is conveniently located 3km from the N4 and 20 minutes drive from Sligo town.

Sligo town with a population in 2016 of 20,000, is a historic, cultural, commercial, industrial, retail and service centre of regional importance in the West of Ireland. There are numerous primary and secondary schools along with Institute of Technology, Sligo, and St. Angela's College, a constituent college of the National University of Ireland, Galway.

The town hosts all the amenities you would expect of a large capital. The town is served by rail, port and road links, Sligo exerts a significant influence on its hinterland. Sligo is also a popular tourist destination, being situated in an area of outstanding natural beauty, with many literary and cultural associations. Sligo is famed for its many white sandy and renowned surfing to be had at Enniscrone and Easky beaches. Knock Airport is a half hour drive and Dublin city can be reached in two hours from Ballindoon House.





Co – ordinates

54.088980, -8.340525

Directions

Coming from Sligo on the N4 take a left at Castlebaldwin signed Highwood L1404, hug the road keeping right at McDonaghs and the entrance to the property will be 3.7km on the right with a stone gate lodge at the entrance.

Services

ESB, Septic tank, O.F.C.H

Viewing

By appointment only

BER

Exempt



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