



CALLAGHAN AUCTIONEERING

• AUCTIONEERS • ESTATE AGENTS • VALUERS •

DEMESNE

LOUGHGLYNN F45YN22

FORMER LOUGHGLYNN CONVENT COMPLEX

The Complex comprises of Dillon House, Strickland House & Courtyard, The Chapel, The Cottage & Farm Buildings, Boundary Walls, Paths & Steps on Grounds c. 19.63 Acres including Gardens & Woodlands



PRICE GUIDE €850,000

Unique opportunity to acquire a commercial property comprising substantial buildings with considerable development potential in a most private setting & steeped in history

REF: CR576

The Square, Castlerea, Co. Roscommon

Tel/ Fax: 094 96 20102

Web: www.callaghanauctioneering.com E-mail: info@callaghanauctioneering.com

DEMESNE, LOUGHGLYNN F45YN22
FORMER LOUGHGLYNN CONVENT COMPLEX

**The Complex comprises of Dillon House, Strickland House & Courtyard, The Chapel,
The Cottage & Farm Buildings, Boundary Walls, Paths & Steps
on Grounds c. 19.63 Acres including Gardens & Woodlands**

Buildings:

- Strickland House – c. 443m² – 2 storey house.
- Dillon House – c. 1728 m² – 2 storey over basement period property.
- Church Building – c. 1423 m² – 3 storey over basement, built 1959.
- Courtyard buildings – c. 342 m² include old dairy and stores
- Caretaker's Cottage and adjoining garages – c. 112 m² – restored 2015 –
2 no. bedrooms, kitchen/livingroom, office/3rd bedroom, shower/toilet, guest toilet.
Solid fuel central heating
- Other farm buildings comprise old stables, cowbyre, chicken shed and piggery.

History:

- The main house was built by Richard Dillon between 1713 – 1737 and comprises a fine Georgian building, Palladian in style.
- The property was acquired by the Franciscan Missionaries of Mary and run as a convent school teaching various skills such as lace making & domestic science as well as establishing a dairy farm (renowned cheeses makers).
- From 1973 the complex operated as a Nursing Home until 2003.
- A development company purchased the property from the Franciscan Missionaries of Mary with plans for a Luxury Hotel approved by Roscommon County Council (03-582).
- Following a period of neglect the present owners purchased the property in 2014.
- They have carried out remedial/preventive works on the property.



Features:

Elegant and fine structure with many original features retained including:

- Ashlar limestone walls with cut stone quoins
- Stone lintels and stone sills
- Stepped stone eaves and high level cornice at parapet
- Cast iron downpipes
- Stone chimney stacks with stepped copings

Title: Freehold

BER: Exempt

Protected structure: NIAH reference – 31920002

Services:

Mains water, electric, 3 phase power, septic tank.

Outside:

The Complex enjoys a most private setting with independent gated accesses to the main buildings and farmyard area. The grounds containing c. 19.63 acres are in one plot surrounding the existing building and include woodlands and gardens.

Location:

Central location approx. 1 hour from Galway/ Sligo & Westport
Loughglynn Village c. 3 kms, Ballaghaderreen c. 9 kms, Castlerea c. 11kms,
Knock Airport c. 24 kms & Knock Shrine c. 29 kms

Excellent sports facilities nearby including Golf, Fishing, Shooting, Suck Valley & Lung/Lough Gara Walk Ways.

Viewing:

Immediate viewing recommended and strictly by prior appointment with the Sole Agents.

Directions:

From Loughglynn Village continue on the Ballaghaderreen road (R325), c. 1 km take the road right and proceed c. 1 km to the gated entrance in front of you.

The property may also be accessed from the Loughglynn/Castlerea route.





**EXTERIOR
NORTH FACADE**

North facade showing from left to right: Boundary Wall, Strickland House, later addition Chapel, Dillon's House and later extension.



Image 1.



SOUTH FACADE

South facade showing from left to right: later extension, Dyllon's House and later addition Chapel.



Image 2.

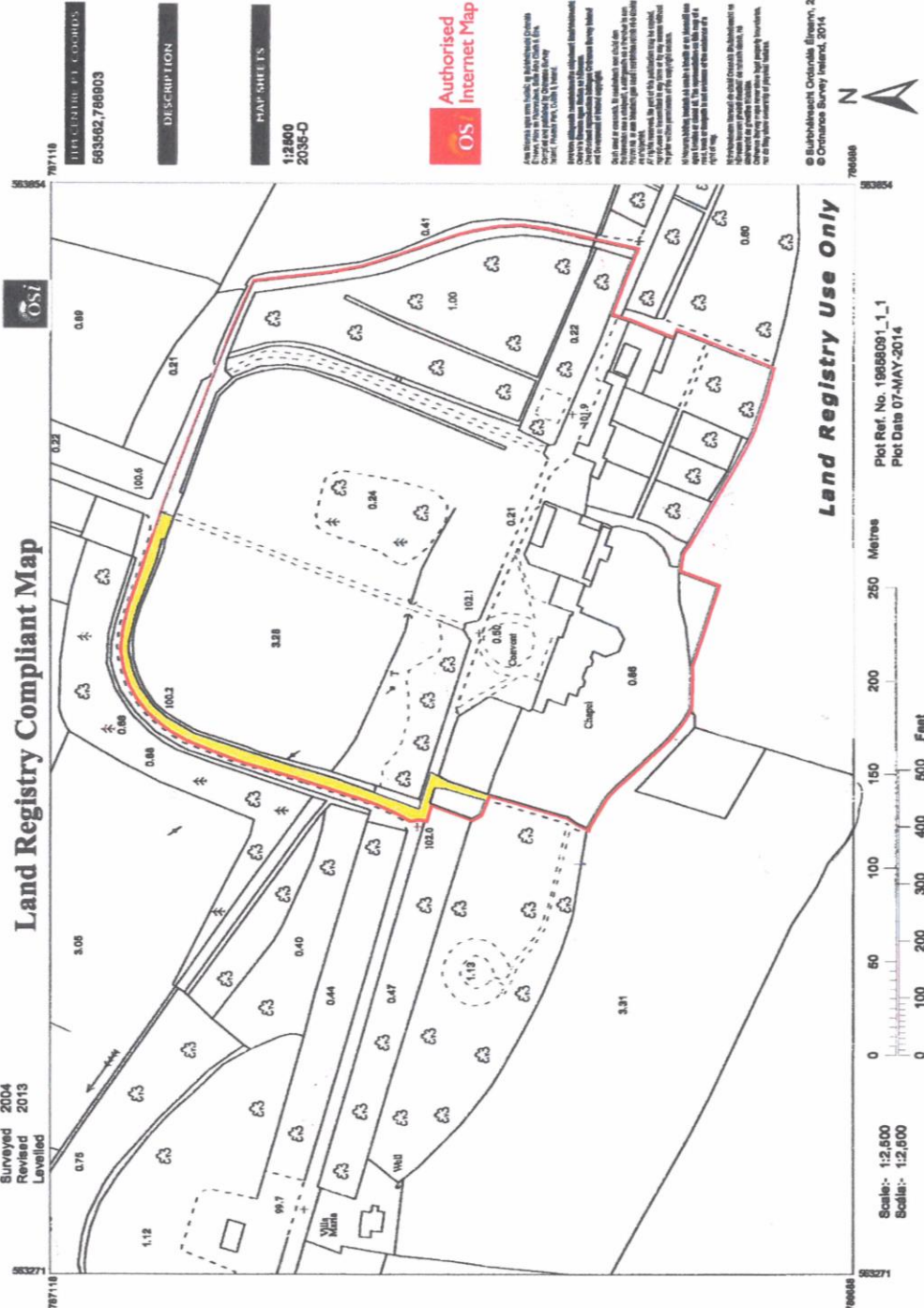


Disclaimer:

Callaghan Auctioneering for itself and as agent for the Vendor gives notice that:

- (i) The particulars are set out as a general outline for the guidance of intending purchasers, and do not constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Callaghan Auctioneering or the vendor has any authority to make or give representation or warranty whatsoever in relation to this development.

| | |
|---|------------------------------------|
| ① This drawing is copyright ② It is not to be altered ③ It is not to be used for any other purpose ④ It is not to be used for any other purpose | drawing no. 0311 L 100 |
| | description Contract Map |
| job Loughglyn Convent Co. Roscommon | date 15/06/03 |
| client Gannon Properties | scale 1:2,000 |
| name Information | sheet 1 of 1 |
| information CONROY CROWE KELLY ARCHITECTS 65 MERRION SQUARE DUBLIN 2 PHONE: 66139801 FAX: 6167115 E-MAIL: info@ccak.ie | |



I confirm that the area on the map outlined in red is c. 19.6 acres.

Michael Crowe

Michael Crowe B.Arch. MR.IAI RIBA