



Stunning 2 Bed House For Sale Ballintubber Roscommon Ireland



Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
Nazione:	United Kingdom
Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 392,444.21

Posizione

Nazione:	Ireland
Stato / Regione / Provincia:	Connaught
Cap:	F45XR92
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Descrizione:

Stunning 2 Bed House For Sale Ballintubber Roscommon Ireland

Esales Property ID: es5555253

Willsgrrove, Ballintubber, Co.Roscommon
Ballintubber
Roscommon
F45XR92
Ireland

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Stunning 2-Bed Property with Separate Rental Unit, Cabin, Pond & 1.2 Acres

Ballintubber, County Roscommon, Ireland



An exciting opportunity to acquire a substantial and highly individual residential property set on approximately 1.2 acres. Offering a blend of character, extensive outdoor space, and immediate revenue potential, this versatile holding is ideal for buyers seeking a private lifestyle residence, a multi-generational home, or a home-and-income asset.

Accommodation & Facilities

- * **Main Residence:** A charming, beautifully maintained 2-bedroom home offering characterful living space set within private, secluded grounds.
- * **Separate Apartment / Cottage:** A self-contained cottage currently occupied and generating an immediate rental income of €600 per month (€7,200 per annum).
- * **Timber Recreational Cabin:** A impressive multi-purpose cabin featuring a private bar/lounge area, solid-fuel stove, dedicated seating, and a mezzanine-level space. Designed for seamless indoor-outdoor entertaining, it opens directly onto the surrounding gardens.

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Grounds & Features

- * **Landscaped Gardens:** Enclosed by mature planting, sheltered borders, and generous private lawns.
- * **Ornamental Pond:** A central focal point complete with water lilies and natural stone edging.
- * **Outbuildings:** Additional storage and functional structures offering flexible utility or workshop space.

Property Summary

Feature Details

Location Ballintubber, County Roscommon, Ireland
Site Area Approx. 1.2 Acres (0.48 Hectares)
Main Residence 2-Bedroom Detached House
Secondary Unit Self-contained cottage (€7,200/yr rental yield)
Amenities Log cabin with bar/mezzanine, private pond, outbuildings
Setting Secluded, landscaped, private grounds

Key Features

- * 1.2 Acres of private, mature landscaped grounds
- * Main 2-bedroom residential home with separate self-contained cottage
- * Immediate rental yield of €600/month (€7,200/annum)
- * Custom timber recreational cabin featuring a built-in bar, stove, and mezzanine
- * Private ornamental pond with water lilies as a central garden feature
- * Multiple outbuildings with scope for storage, workshops, or further adaptation
- * Highly adaptable layout suited for multi-generational living or live/work setups

About the Area



Ballintubber (officially Baile an Tobair, meaning 'townland of the well') is a historic village nestled in the heart of County Roscommon, located in the province of Connacht, Ireland. Situated in a lush, rural landscape, the village offers a peaceful setting typical of the Irish countryside while holding deep significance in the history of the region.

The centerpiece of the village is the imposing ruin of Ballintubber Castle, a 13th-century stronghold featuring a large stone curtain wall and polygonal corner towers. Historically associated with the O'Conor Kings of Connacht, the fortress served as a pivotal defensive structure and primary residence during centuries of regional conflict, surviving numerous sieges before falling into ruin in the late 17th century.

Today, Ballintubber retains a close-knit community atmosphere centered around its traditional heritage, local sports, and surrounding agricultural countryside. Despite its rural charm, it benefits from good regional road connectivity along the N60, keeping residents easily connected to nearby market towns like Castlerea and Roscommon town.

For travelers and visitors heading to the area, the nearest airport is Ireland West Airport Knock (NOC), situated roughly 35 to 40 kilometers (around a 30-to-40-minute drive) northwest of the village. This regional hub offers convenient flights connecting the West of Ireland to major cities across the UK and Continental Europe.

Main Features

- * 90m2 of living space
- * 5059m2 plot - 1.25 acres
- * 2 Bedrooms
- * 1 Bathrooms
- * Stunning Views
- * Private Parking
- * Private Garden
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Ireland
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Tenanted: Si

Comune

Camere da letto:	2
Finito piedi quadrati:	90 mq
Dimensione del lotto:	5059 mq

Lease terms

Date Available:



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Contact information

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