

# Stunning 6 Bedroom House For Sale In Cosbystown Enniskillen County Fermanagh



## Agent Info

|                   |   |
|-------------------|---|
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| Experience since: | 2002  |
| Service Type:     | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments  |
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## Advertentie details

|                |             |
|----------------|-------------|
| Vastgoed voor: | Koop        |
| Prijs:         | EUR 479,000 |

## Locatie

|                             |  |  |
|-----------------------------|--|--|
| Aanbevolen Auto Onderdelen: | Ireland  |  |
| Postcode:                   | BT93 7DF   |  |
| Geplaatst:                  | 30-10-2025   |  |
| Omschrijving:               | Stunning 6 Bedroom House For Sale In Cosbystown Enniskillen County Fermanagh Ireland |  |

Esales Property ID: es5554836

274 Lough Shore Road, Cosbystown, Enniskillen

Offers Over £420,000

Exceptional & Versatile Countryside Residence on Fermanagh's Lough Shore Road

This is an exceptional opportunity to acquire a substantial, versatile residence located in one of Fermanagh's most desirable locations—the prestigious Lough Shore Road. Perfectly situated just 8 miles from the vibrant town of Enniskillen and a short 30-minute drive to the stunning Donegal coastline and beaches like Rossnowlagh and Tullan Strand, this property offers a rare blend of peaceful countryside living, extensive accommodation, and tremendous commercial potential.

Boasting a recently refurbished main residence with up to six bedrooms, a fully self-contained two-bedroom cottage, and two enormous commercial-grade sheds, this is an ideal purchase for large families, multi-generational living, establishing a home-based business, or generating significant income through

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holiday lets.

## Property Highlights

- \* Substantial Accommodation: Detached main house with 5–6 bedrooms, office, and multiple reception rooms.
- \* Income Potential: Superb, self-contained 2-bedroom outhouse/cottage with full amenities—perfect for guests or rental income (Airbnb/holiday lets).
- \* Commercial Infrastructure: Two huge 45-foot sheds with roller shutter doors, ideal for workshops, storage, or a dedicated home business.
- \* Location: Sought-after address along the scenic Lough Shore Road, just 8 miles from Enniskillen.
- \* Ready to Move In: Recently refurbished throughout, offering bright, spacious, and modern interiors.
- \* Premium Access: Newly installed tarmacadam driveway with secure electric entrance gates.

## Main Residence Accommodation

Ground Floor: Designed for modern family life, combining cozy comfort with generous entertaining spaces.

### Room Dimensions Features

Entrance Hall 13'5" x 5'9" Tiled floor, welcoming bright space.

Living Room 11'5" x 12'2" Tiled floor, feature wood-burning stove with brick surround.

Dining Room 17'8" x 11'4" Generous size, tiled flooring, ideal for large gatherings.

Drawing Room 12'0" x 14'9" Flooded with natural light; includes French doors to the front garden.

Kitchen 19'0" x 10'1" Fitted oak units, ceramic sink, Kensington 6-ring gas hob with electric ovens, integrated dishwasher.

Utility Room 11'10" x 6'4" Functional storage, stainless steel sink, tiled floor, external access.

Snug / Bedroom 6 12'0" x 11'7" Versatile room with French doors to the garden and a compact Ensuite (5'11" x 3'4").

Office 8'2" x 6'0" Dedicated space for study or working from home.

First Floor: Spacious private quarters, including two bedrooms with private facilities.

### Room Dimensions Features

Master Bedroom 14'7" x 12'0" Includes Ensuite (7'6" x 5'0") with electric shower, tiled floor, and heated towel rail.

Bedroom 2 18'0" x 8'10" Large double room.

Bedroom 3 11'1" x 9'0" Well-proportioned room.

Bedroom 4 13'7" x 11'8" Generous size.

Bedroom 5 11'4" x 12'0" Includes Ensuite (7'6" x 3'6") with electric shower, tiled floor, and heated towel rail.

Family Bathroom 9'7" x 5'9" Full bath, WC, vanity unit, fully tiled.

## Self-Contained Cottage (Annexe)

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A charming and completely separate dwelling, perfect for generating income, accommodating older relatives, or hosting guests. The cottage benefits from its own Oil Fired Central Heating.

#### Room Dimensions Features

Kitchen/Dining/Living 18'8" x 14'3" Open-plan living with fitted kitchen, wood burner with back boiler, electric appliances.

Utility Room 10'4" x 5'8" Tiled floor, ample appliance and storage space.

Bathroom 10'0" x 7'8" Full bath, WC, WHB, tiled floor.

Bedroom 1 10'0" x 7'10" Comfortable single or small double.

Bedroom 2 11'6" x 10'11" Features a private Ensuite (8'0" x 3'0") with walk-in shower and heated towel rail.

#### External Features & Commercial Space

The property's outdoor offering significantly enhances its value and utility.

\* Access: Tarmac driveway with secure electric gates.

\* Outbuildings:

\* Shed 1 (24'0" x 45'0"): Massive steel portal frame shed with roller shutter door.

\* Shed 2 (24'0" x 45'0"): Identical substantial shed, offering unparalleled space for agricultural, mechanical, or major commercial workshop use.

\* Lean-To Shed (16'2" x 38'8"): Useful covered storage space.

\* Gardens: Expansive, mature grounds featuring established trees and hedging, providing peace and privacy.

This property is a must-see to fully appreciate the flexibility, scale, and potential it offers in one of Fermanagh's most prestigious and scenic locations.

#### ABOUT THE AREA

Cosbystown is a tranquil rural locality nestled within County Fermanagh, Northern Ireland, a region globally renowned as the 'Lakeland County' for its stunning concentration of lakes, rivers, and wooded islands. Situated near the southern shores of Lower Lough Erne, the area is defined by its serene, drumlin-strewn landscape and offers the quintessential Fermanagh experience of peaceful, water-centric living. The location, frequently associated with the prestigious Lough Shore Road, provides residents with both an idyllic escape and easy access to local amenities.

The principal hub for Cosbystown residents is the historic and picturesque town of Enniskillen, which is only about 8 miles away. Enniskillen is unique as the only island town in Ireland, situated strategically on a sliver of land connecting the upper and lower portions of Lough Erne. It serves as the commercial and cultural heart of County Fermanagh, boasting attractions like the historic Enniskillen Castle, the Neo-classical Castle Coole, and a vibrant town centre with shops, restaurants, and schools. This proximity allows for convenient access to all necessary services and leisure activities, from retail therapy to exploring ancient military history and the famous local pub culture.

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Life in the Cosbystown area is intrinsically linked to the outdoors and the vast Fermanagh Lakelands. The region is a paradise for water sports enthusiasts, offering sailing, kayaking, fishing, and boating on the sprawling Lough Erne system. Beyond the water, popular attractions nearby include the dramatic Cuilcagh Boardwalk Trail (often called the Stairway to Heaven), the fascinating underground world of the Marble Arch Caves Global Geopark, and various National Trust sites. The location also offers easy drives to the magnificent beaches of the Donegal coastline, such as Rossnowlagh and Tullan Strand, making it ideal for those who appreciate both lakeside serenity and coastal adventure.

For international or long-distance travel, Cosbystown relies on regional airports. The nearest major international airport is George Best Belfast City Airport (BHD) or Belfast International Airport (BFS), both located approximately 90 to 120 minutes away by car. However, for travellers who are driving from the Republic of Ireland, Dublin Airport (DUB) is often considered a convenient alternative, offering extensive international connections and being roughly a 2.5-hour drive away. While a local civilian facility, Enniskillen/St Angelo Airport, exists just north of the town, it does not currently host scheduled commercial passenger flights.

#### MAiN FEATURES:

- \* 250m<sup>2</sup> of living space
- \* 4000m<sup>2</sup> plot
- \* 6 Bedrooms
- \* 3 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
- \* A Paddock front of the cottage suitable for a pony and there is a stable as well
- \* Lough Erne Resort Hotel & Golf Course just over 2 .8 miles away

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#### **Algemeen**

|                             |                     |
|-----------------------------|---------------------|
| Slaapkamers:                | 6                   |
| Badkamers:                  | 3                   |
| Afgewerkte vierkante meter: | 250 m <sup>2</sup>  |
| Lot Afmeting:               | 4000 m <sup>2</sup> |

#### **Room details**

Indoor Features: Fitted kitchen

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**Utility details**

Heating: Ja

**Lease terms**

Date Available:

**Contact information**

IMLIX ID: IX7.786.659

