

## "Avena House" Ballisodare, Co. Sligo

"Avena House" is undoubtedly one of the most unique historic and prestigious period homes to come to the market in recent times. This beautiful boasts stunning village central location and within walking distance to all local amenities.



**Private secluded period home in the heart of Ballisodare Village**  
**Impressive entrance Piers and Gates with pebble driveway**  
**Private Family Tennis Court**

**Comprises of c 4000 sq ft**  
**Private matured walled gardens**  
**2 Reception Rooms with original features**

## Guide Price: POA

## Accommodation



### Avena House

Ground Floor Entrance Porch - 6'6" x 2'8" with Feature Arch and Glazed Georgian Window leading to the



### Entrance Hall

Entrance Hall - 10'4" x 8'1" with Fitted Carpet , Feature Arch , Original Coving , Ceiling Rose , Peri



### Drawing Room

15'4" x 14'7" with Timber Flooring , Wainscoting , Feature Alcove , Ceiling Rose , Feature Fireplace



### Rear Hall

6'8" x 12'7" with Carpet Flooring , Skirting & Architrave , Feature Glazed Panel , Coving & Ce



### Drawing Room

15'8" x 14'8" with Carpet Flooring , Skirting & Architrave , Feature Fireplace and original "



### Dining Room

15'4" x 14'7" with Timber Flooring , Wainscoting , Feature Alcove , Ceiling Rose , Feature Fireplace a



### Formal Drawing Rm

15'8" x 14'8" with Carpet Flooring , Skirting & Architrave , Feature Fireplace and original "



### Kitchen

15'4" x 16'7" Fully Fitted Bespoke Painted Units with Tiled Splashback and AGA Cooker in a Recessed Fe



### Rear Entrance

5'10" x 17'7" with Recessed Dual Aspect Windows and Tiled Flooring.



### Ground Flr Bathroom

Ground Floor W/C - 7'2" x 8'3" with Feature Vanity Unit & Tiled Splashback and Storage Unit .Tiled



### Library/Office Room

First Floor office



### Family Bathroom

8'1" x 12'0" With Carpet & Timber Flooring , Vanity Unit with Feature Sink , Tiled Splashback , Ba





#### Bedroom 1

8'1" x 12'0" with Fitted Carpet , Walk in Wardrobe , and a Georgian Window



#### Bedroom 2

5 No Bedrooms all well proportioned ( One with Large Walk in Wardrobe) and many period features including Coving , Windo



#### Bedroom 3

5 No Bedrooms all well proportioned ( One with Large Walk in Wardrobe) and many period features including Coving , Windo



#### Family Bathroom

8'1" x 12'0" With Carpet & Timber Flooring , Vanity Unit with Feature Sink , Tiled Splashbac



#### Avena House

Large Pebbled Driveway and access to matured wall gardens



#### Gardens

Private and matured gardens, with access to a full sized private family Tennis Court



#### Private Gardens

Boasting stunning views from the formal reception rooms.



#### Secluded Patio

Secluded Patio area boasting beautiful views over the gardens and family Tennis Court



#### Ballysadare Falls



#### Ballysadare Falls



#### Private Tennis Court



#### Tennis Court