



A & S  
PROPERTY SALES

07729262655 or 07773060036

## **FOR SALE**

**A well Presented 5 Bedroom Detached 3 Storey Residence with Stone Outbuildings, Situated within approximately Circa 36 Acres. This property is situated on an elevated site which occupies a superb position with scenic views across Lough Erne and the Countryside. The outbuildings, sheds could be of particular interest to those with smallholding, allotment or small scale agricultural interests. The location provides easy access to Donegal in addition to the attractions offered by County Fermanagh.**

**2 Letter Road  
Stonefort  
Kesh  
Co Fermanagh  
BT93 2BA**

**Asking Price: £249,700 (Negotiable)**



**5 Bedrooms, 3 Reception Rooms, 1 Study, 3 Bathrooms**

- **Oil Fired Central Heating**
- **PVC Double Glazed Windows Throughout**
- **Spectacular Panoramic Views Of Lower Lough Erne**

- Rates approximately £1,025
- Stone Outbuildings, Sheds,
- Orchard with mature Apple Trees
- Tarmac Driveway to Front and Rear, Ample Parking
- Spacious Grounds To Front And Rear
- Sensor Alarm & Sensor Security Lights
- Countryside Location with close proximity to Belleek, Kesh,
- Pettigoe and County Donegal
- Bus routes to Local Schools from the bottom of laneway

This excellent 5 bedroom detached residence, with outbuildings and land that extends to approximately 36 acres, is situated on an elevated site which occupies a superb position with scenic views of Lower Lough Erne and local countryside. This property provides excellent family living with good use of space across three floors. Open plan kitchen/ dining/ living area with French doors that open to a side garden area providing stunning views of Lough Erne. The surrounding countryside is particularly unspoilt and offers excellent opportunities for the sporting enthusiast, with fishing and outdoor pursuits. The property is located close to Lower Lough Erne, and a convenient distance from local towns of Belleek and Kesh. A perfect opportunity to combine business with family living, maybe a possible retreat or anyone with a particular interest in small scale agricultural /equestrian interests.

A viewing of this residence is essential to appreciate the unique location and fabulous views of Lower Lough Erne!

Accommodation Comprises:

Entrance Hall: 12'5 x 7'0 PVC entrance door, staircase, wood laminate flooring, the large windows portray the view.



Living Room: 20'11 x 13'10 Open fireplace with stone surround with mahogany mantle, stone hearth, arched feature, TV point. Natural light provided through the two front PVC double glazed windows, offers scenic views from the living room.



**Family Room: 17'7 x 12'5** Deep set window sills, gas fire facility, TV point. Panoramic views.



**Rear Hall: 9'2 x 3'9**

**Storage cupboard with boiler.**

**Downstairs Shower Room: 7'9 x 6'4** Separate shower cubicle with electric shower, sink, toilet, lino floor covering, heated towel rail.



**Open Plan Kitchen/**

**Dining/ Living Area: 25'0 x 14'2** Fully fitted range of high and low level cupboards, glass display unit, sink unit, stainless steel extractor fan, integral dishwasher and fridge, granite worktop, recessed lighting, TV point, tiled floor, tiled between cupboards, integrated oven and Induction ceramic hob, French doors to side garden/ barbeque area. Wood burning stove with stone hearth that heats the water and radiators.



**Hallway: 19'2 x 8'11** Cloak room area.



**Utility Room: 8'8 x 8'7** A range of high and low level cupboards, facility for washing machine and tumble drier, tiled between cupboards, laminated worktop.

**First Floor:-**

**Landing: 17'11 x 2'9 & 16'10 x 6'0** Hotpress.

**Study: 9'11 x 9'1 Telephone and internet facility.**



**Bedroom (1): 17'7 x 8'4** Built in storage cupboard.



**Bedroom (2): 13'1 x 8'4**

**Laminated floor.**



**Master Bedroom: 13'10 x 12'11** Single built in wardrobe, 3 x double wardrobes, wood laminate flooring. A bright bedroom with panoramic views.

**Ensuite : 9'11 x 6'1** White suite includes vanity sink unit, toilet, separate shower cubicle with electric power shower, lino floor.



**Bathroom: 9'5 x 8'11**

This bathroom includes a white bath with shower, sink, toilet, tiled walls above bath, tiled splash back.



**Second Floor:-**

**Landing: 4'0 x 3'2 Storage cupboard.**



**Bedroom (4): 11'10 x 9'8 Storage space.**



**Bedroom (5): 13'5 x 9'8 Built in wardrobe.**

**Outside:-**

The property is accessed via an entrance with walled pillars, leading to a sweeping tree lined tarmac driveway which in turn leads to the residence, various stone outbuildings, sheds and private tarmac yard parking to the front, side and rear. Concrete pathway around the house with a white railing fence at the front. To the side of the home, French doors open out to a garden mainly laid in lawn with shrubs, where one can relax and enjoy the spectacular views.







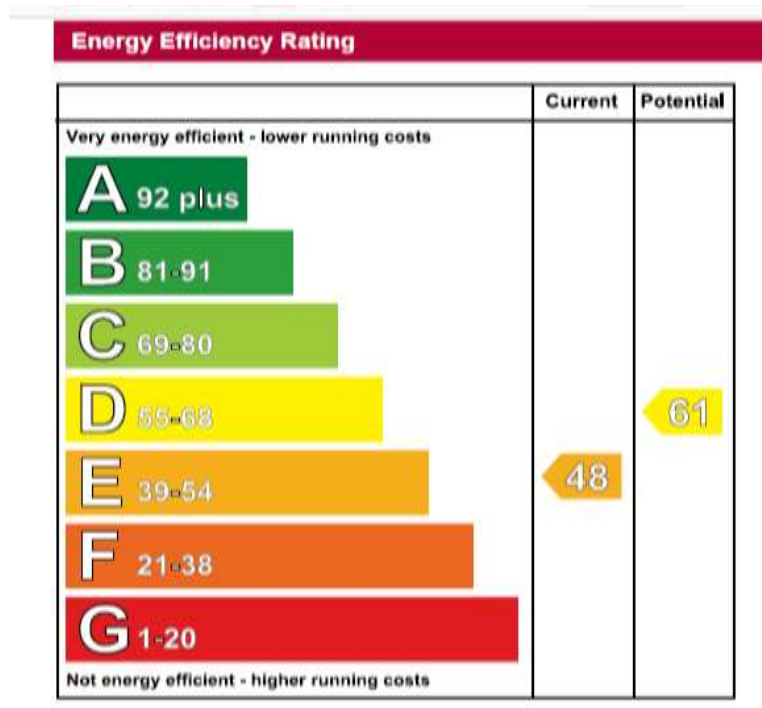
**outside and inside of stone building**





The private garden grounds are bordered by hedging and ranch fencing, along the fencing to the rear are neat attractive border flower beds. Beyond the fencing at the rear is an apple orchard. Stone buildings and sheds are within the property. This property with its magnificent open views of Lower Lough Erne and countryside is set in approximately 36 acres of surrounding fields.

**Viewing is strictly by Appointment Only!**



**FOR FURTHER DETAILS CONTACT**

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Disclaimer: Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.