

Set amidst a tranquil rural backdrop and approached via a private tree lined driveway, Red House Farm presents a truly special opportunity to own a character filled countryside residence set on approximately 3.06 hectares (7.56 acres) of high quality free draining land. This charming holding combines a traditional early 1900s farmhouse with a versatile range of agricultural and equestrian outbuildings.







# Red House Farm, Claddagh, Co. Cavan, A82 WV70



1829.00 sq ft



3



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## INTRODUCTION

The residence retains many of its original features while offering comfortable living accommodation throughout. Upon arrival, the beautiful cut stone façade above the front door immediately sets the tone. Internally, the home offers a spacious lounge with a striking brick fireplace with a solid fuel stove, creating a wonderful focal point. To the right lies a cosy bedroom with a large feature fireplace. The central hallway leads to the main bathroom and spacious kitchen with ample fitted storage. Adjacent to the kitchen is a reception room with its own fireplace, while a rear utility and tack room complete the ground floor accommodation.

Upstairs, the home offers two generously sized bedrooms and a study, each enjoying lovely countryside views and natural light. The residence has had renovation works carried out over the years with one of the stand outs being PV panels.

The lands at Red House Farm are laid out in four neat and manageable paddocks, all bound by mature hedgerows and offering excellent accessibility from the central yard. The land is of high quality and naturally free draining, making it suitable for a variety of uses including hobby farming, equestrian, or other rural enterprises.

The yard includes a collection of outbuildings, stables complete with rubber matting and drinkers, a rubber-based arena ideal for training horses, and a substantial three-bay shed which has been converted to a workshop. This unit boasts a loft, toilet facilities, and a commercial grade three phase power system run off a diesel generator which, at the flick of a switch, can also power the main residence.

Red House Farm strikes the perfect balance between privacy and convenience, located in the scenic Claddagh countryside yet within easy reach of Ballyjamesduff, Oldcastle and Virginia. Rarely does a holding of such character and flexibility come to the market in this area.

## FEATURES

- Traditional 3 bed farmhouse with charming original features
- Approx. 3.06 hectares (7.56 acres) of free draining farmland in four paddocks
- Range of agricultural buildings including stables
- Rubber based arena, ideal for equestrian use
- Converted three bay workshop with loft, toilet, and three phase power (Diesel Generator)
- PV Panels
- Zappi Electric Car Charger
- Oil Fired Central Heating
- Well Water
- Private Septic

## FIXTURES & FITTINGS

All flooring, curtains, light fittings, oven, hob, extractor fan and fridge are included in the sale.











## ACCOMMODATION

### Lounge

15'4" x 10'6"

With wooden flooring, solid wood front door and feature red brick inglenook fireplace with natural stone hearth and solid fuel stove.

### Reception Room

15'2" x 11'3"

With wooden flooring and open fire with feature wooden fireplace and tiled hearth.

### Kitchen/Dining Room

17'8" x 14'1"

With tiled flooring, wooden built in wall to floor units, oven, gas hob, extractor fan and stainless-steel sink.

### Utility Room

18'7" x 5'10"

With tiled flooring and Dutch door to rear.

### Tack Room

8'5" x 5'8"

With tiled flooring.

### Bedroom 3 (Downstairs)

15'4" x 11'4"

With wooden flooring and traditional open-hearth fireplace with wooden mantlepiece.

### Landing/Study

15'2" x 13'3"

With wooden flooring.

### Bedroom 1

15'2" x 12'2"

With wooden flooring.

### Bedroom 2

15'2" x 11'6"

With wooden flooring.

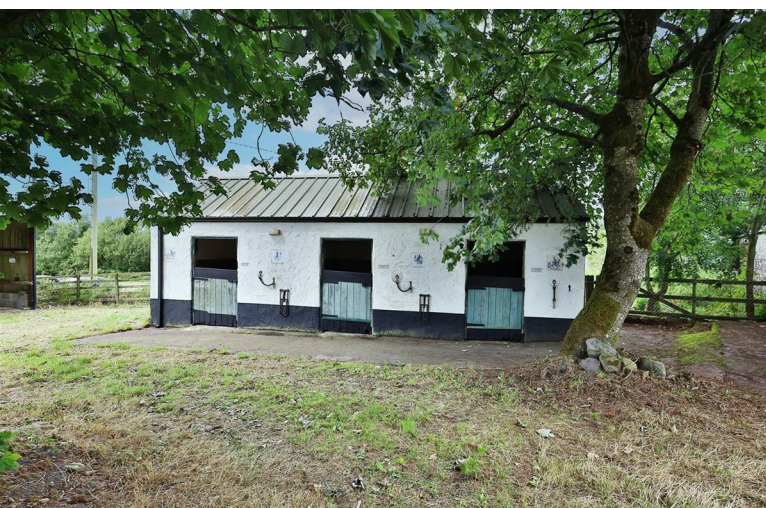
### Bathroom

9'8" x 9'7"

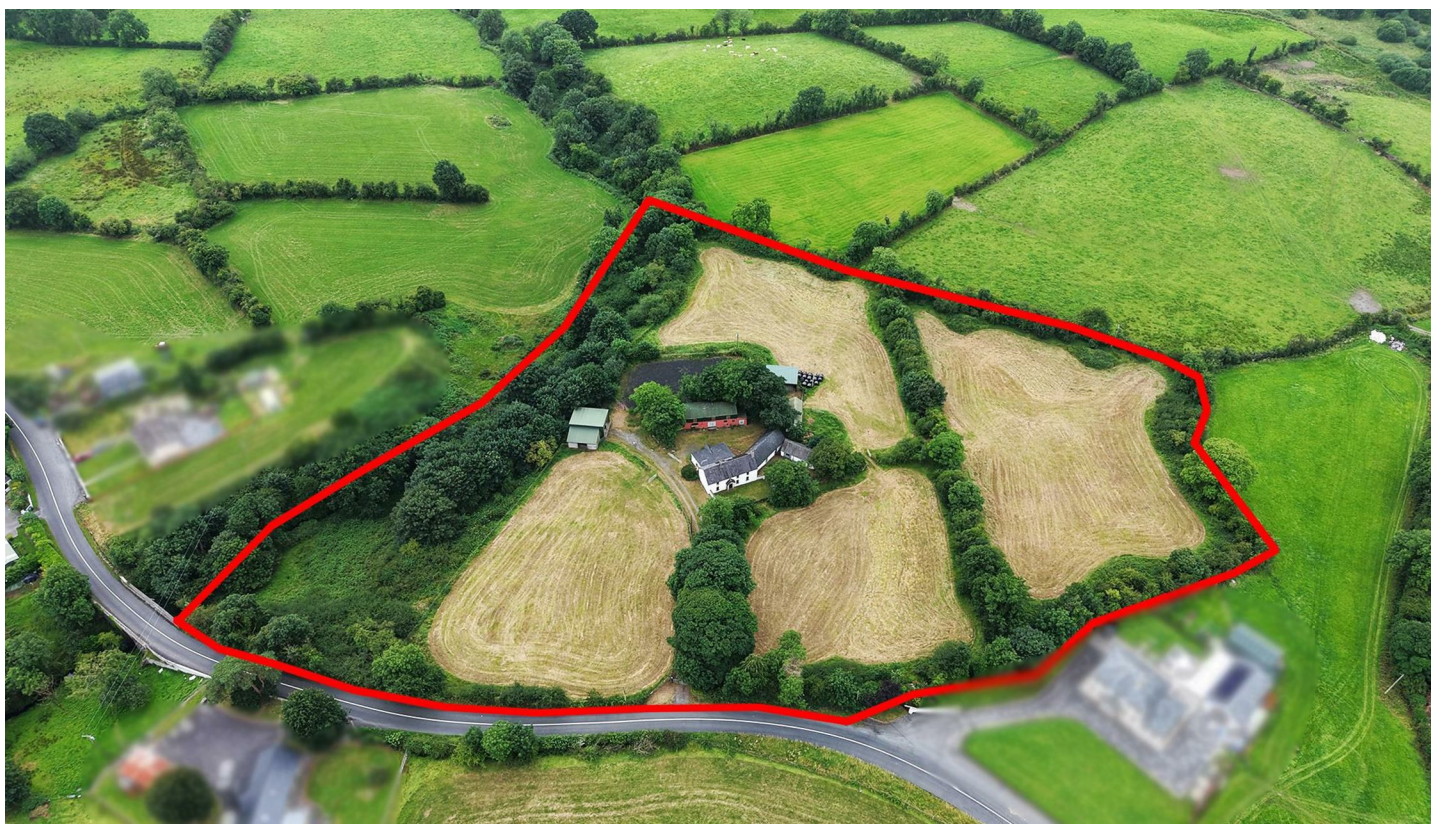
With tiled flooring, wooden wall panelling, free standing bath, electric shower, w.h.b and w.c.

## DIRECTIONS

EIRCODE: A82 WV70



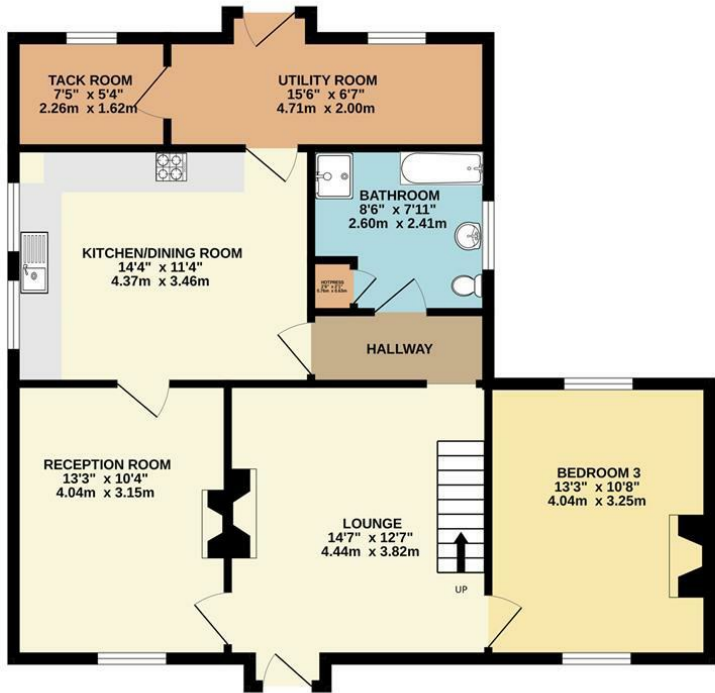




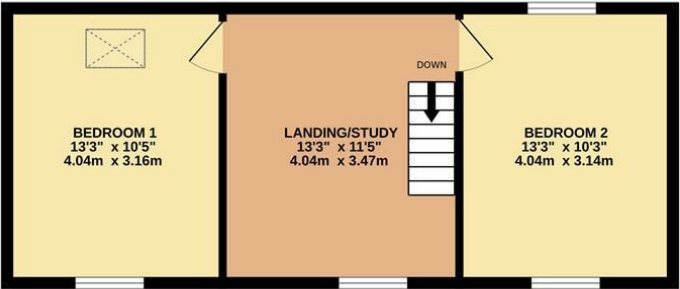


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1830sq.ft. (170.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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