





Raymond Potterton Auctioneers bring to the market this rural property at Tullavally a detached dwelling requiring full refurbishment, set on a fine elevated site with sweeping views across the surrounding Cavan countryside.

Tullavally Cootehill Co. Cavan H16 H297



1184.00 sq ft



3 Bedrooms



1 Bathrooms

Positioned just outside Cootehill, the property enjoys a peaceful rural setting with easy access to a network of local roads linking to the R188 and onward to the N54 and N3, offering convenient access to Monaghan, Cavan town and beyond.

The residence offers a solid footprint and good internal space extending to approx. 110 sqm. While requiring extensive works, it presents a strong opportunity under the Vacant Property Refurbishment Grant (subject to eligibility) for those seeking a country home project.

The site is serviced by electricity and a septic tank. Mains water is available nearby but not currently connected. Heating is by solid fuel.

KEY FEATURES

- Peaceful rural setting close to Cootehill
- Elevated site with scenic outlook
- Approx. 110 sqm residence in need of full renovation
- Electricity connected / Septic tank on site
- Mains water available at road (not connected)
- Solid fuel heating system
- Potential for Vacant Property Grant (subject to approval)
- Good road links to R188, N54 and N3

ACCOMMODATION

Entrance Hall

16'4" x 2'7"

Reception Room

14'5" x 11'5"

Kitchen/Diningroom

11'1" x 13'9"

Utility Room

6'10" x 14'5"

Spare Room

11'9" x 10'2"

Bedroom 1

14'5" x 7'6"

Bedroom 2

5'10" x 11'5"

Master Bedroom

12'5" x 14'5"

Bathroom

11'5", x 5'10"

This is a rare and honest opportunity for a buyer looking to take on a project and create something special in a strong rural location. Viewing strictly by appointment.



