



This spacious detached holiday home is located on the grounds of the iconic Lough Erne Golf Resort, a desirable development of bespoke homes, nestled close to the shores of Lower Lough Erne and Castle Hume Lough. Ideally positioned to enjoy the Fermanagh Lakes, this fine home is sure to appeal to the water-sports and golfing enthusiast.

This perfect holiday retreat has been designed and built to an exceptional standard to create a village which is completely at ease in its rural setting and we have no hesitation in highly recommending an early inspection.

Offers Over
£275,000

47 Lough Erne
Golf Village,
Ballyhose,
ENNISKILLEN,
BT93 7FA

Viewing by
appointment
through agent
028 9066 3030



- Excellent open plan living space, ideal for entertaining and family living
- Exceptional finishes throughout the property to the highest of standards
- Gas fired central heating and double glazed sliding sash windows
- Perfect holiday home for golf enthusiasts wishing to utilise the Faldo Lough Erne and Castle Hume Golf courses
- Fantastic Air BnB investment potential
- Substantial and impressive three bedroom detached Gate Lodge c. 1745 sq ft with impeccable attention to detail
- Access to Lough Erne Membership that includes access to the Faldo Lough Erne and Castle Hume Golf Courses
- £1,687 for Family Membership and 20% discount at the Lough Erne Resort and Spa and use of the resort facilities including gym and spa

The Property Comprises:

Ground Floor

ENTRANCE HALL: Tiled floor.

CLOAKROOM: Low flush wc, wash hand basin. Heated towel rail. Wainscoting panelling, tiled floor.



LIVING ROOM: 21' 6" x 17' 0" (6.55m x 5.18m) Wood burning stove, brick inset, sandstone surround and hearth, feature Herringbone floor.



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Open plan to:

KITCHEN/DINING: 21' 6" x 12' 0" (6.55m x 3.66m) Range of high and low level units, five ring gas hob, Indesit oven, granite work tops with Belfast sink with drainer. Herringbone tiled splashback, integrated fridge/freezer. Island with granite work tops with integrated wine cooker, wine rack and storage. Tiled floor to kitchen area, Herringbone flooring to dining area. French doors leading to patio area.





UTILITY ROOM: 4' 10" x 6' 6" (1.47m x 1.98m) Built-in storage, worktop. Plumbed for washing machine and space for tumble dryer, tiled floor.

First Floor

LANDING: Hotpress.

BEDROOM (1): 12' 0" x 10' 0" (3.66m x 3.05m) Walk-in wardrobe.



ENSUITE SHOWER ROOM: Low flush wc, wash hand basin. Fully tiled shower cubicle with thermostatic shower with rain head and separate hose. Heated towel rail, Wainscoting panelling. Tiled floor.

BEDROOM (2): 13' 3" x 12' 0" (4.04m x 3.66m) Walk-in wardrobe.



ENSUITE SHOWER ROOM: Low flush wc, wash hand basin, thermostatic shower with tiled walls. Heated towel rail, Wainscoting detailing, tiled floor.

BEDROOM (3): 15' 0" x 10' 7" (4.57m x 3.23m) Walk-in wardrobe.



ENSUITE BATHROOM: Low flush wc, wash hand basin, free-standing bath, Wainscoting panelling, heated towel rail, tiled floor.



Outside

External patio area. Off-street parking.



Management Fees: £1,900 per annum.

Rates: £1,420 per annum.

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