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Lough Mask Inn, Tourmakeady

Starting Bid: €320,000.00



For sale by Property Partners Gill & Glynn via the [iamsold](https://iamsold.ie) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are pleased to bring this unique and exciting prospect to the market.

The Lough Mask Inn is a newly refurbished, substantial mixed-use property located in an idyllic setting that offers exciting income generation potential. This fully licensed public house boasts a long standing trade and comes with the benefit of a 7-day licence.

Set on a generous 0.37 hectares (0.91 acre) lake-shore site, this property offers an exciting opportunity for further development to become a stunning destination venue, glamping site, guest house, or other tourist related enterprise in one of the West of Ireland's most stunning locations. Another alternative is to convert the Lounge area into two self-contained apartments (subject to PP) while retaining the existing bar. The dwelling house has just been fully refurbished (completed 1st May 2025)

Heating is by means of Oil-Fired Central Heating (new boiler and radiators fitted)

throughout together with an oil stove.

Tarmacadam was recently laid around the property together with a small concrete yard area and hard surface area was cleared to the rear of the site.

Fully fitted food truck (available for sale separately).

Nestled on the north shore of the majestic Lough Mask and sheltered by the breath-taking Partry Mountain range this property enjoys a tranquil, rugged setting and phenomenal lifestyle and commercial prospects.

Peppered with stunning walking routes and beauty spots, Tourmakeady is an angler's paradise thanks to the rich brown trout fishing that is to be enjoyed on Lough Mask.

The village boasts rich hunting grounds too, offering great sport for game shooting and wild fowling as well as a thriving population of deer in the surrounding highlands.

The area is also one of Ireland's few remaining Gaeltacht regions (where the Irish language is still spoken), adding to its truly unique appeal.

This property was recently upgraded with double-glazed uPVC windows and doors throughout, the roof was replaced (felt and tiling), parts of the property were slabbed and insulated, replumbed, new sanitary wear/bathrooms fully renovated.

Enhanced BER available as a result, however, BER advertised was assessed prior to upgrade works.

ACCOMMODATION

Spanning over 381 sqm this property oozes charm and while its first floor accommodation requires additional capital expenditure / updating a discerning buyer with vision will find lots of inspiration here to transform the Lough Mask Inn into a statement property.

The front bar is accessed via a small entrance hall with a second side entrance accessible via a veranda area.

The bar is 9.30m x 4.14m and features an adjoining store and keg room with their own separate access from the front of the building.

It leads into a spacious lounge (12.15m x 7.86m) which has been insulated (slabbed) and renovated. The lounge has an adjoining pool room and separate male and female toilets (accessed via the side entrances to both the lounge and bar).

Residential accommodation is located to the rear of the ground floor keg room and store area and is comprised of a sitting room (4.23m x 3.42m), an ample kitchen/diner (8.83m x 3.00m), an adjoining utility space and a toilet.

The first floor accommodation has been fully refurbished and is laid out with three bedrooms together with a shower room.

DIRECTIONS

Tourmakeady is located in south county Mayo and is just a short drive from the Galway border.

The Lough Mask Inn is on the outskirts of the village as one enters on the R300 route which skirts the lake shore and connects with the main N84 route between Castlebar and Galway at Partry.

Tourmakeady boasts great amenities including a shop, GAA Club, primary school and an Irish speaking secondary school.

The county town of Castlebar and the tourist hotspots of Westport and Cong are all within an hour's drive while local visitor attractions include Tourmakeady woods and waterfall, the angling hotspots of Loughs Mask, Carra and Corrib, Killary Fjord, and the spectacular Ashford Castle in the stunning island village of Cong.

If you are a sports fan the nearby Wild Atlantic coast and lakes offer the prospect of lots of great water-based pursuits.

If dry land is your preferred territory, then Ballinrobe has vast appeal with its golf and racecourses. It is only 20 minutes' drive from Tourmakeady.

The Lough Mask Inn is also just an hour's drive from Ireland West Airport Knock.

BER C3 / BER No: 118992411

Energy Performance Indicator: 217.99 kWh/m2/yr

Total Floor Area 376 m2

Virtual Viewing - Copy and Paste the below link

<https://youtu.be/BTMbr3ONbR8>

To access the legal pack, please copy and paste the link below

<http://www.iamsold.ie/properties/0fc379e6828d4b69bf43c019da54b9c5/auction-pack>

TO VIEW OR MAKE A BID Contact Property Partners Gill & Glynn or iamsold, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

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