

We bring to market this extensive business comprising of Bar & Lounge – Guesthouse – Outdoor Catering Business set in mature private gardens, including historic stone outbuildings and a private carpark.

‘THE KEEPERS ARMS’

BAWNBOY, CO. CAVAN. H14YE24.

For Sale by Private Treaty.



The Keepers Arms is a widely known and highly respected Bar & Lounge and Guesthouse operated under the personal supervision of Bryan & Sheila McKiernan for over 30 years.

The stone pub façade, cc1850, and the new extension, built in 2000, has 12 ensuite and 3 standard bedrooms, a 55 seated dining room and a catering kitchen.

This outstanding property is set in the Cuilcagh Lakeland UNESCO Geopark in West Cavan and is a popular tourist destination for anglers, walkers and cycling enthusiasts.

The Keepers Arms enjoys a long-established trade with a variety of recurring business, including catering for repeat family and commercial occasions. This property offers valuable potential for further trading expansion of the already successful food, beverage and accommodation elements of the business.

Bawnboy is a picturesque village with excellent educational facilities comprising of both primary and secondary schools.

A state of the art GAA grounds with gym, playground & walking track are all within walking distance from The Keepers Arms.



Accommodation Schedule:

Ground Floor:	m2.	Sq.ft.
Reception;	18.10	195
Bar;	64.60	695
Poolroom/Lounge;	37.70	406
Catering Kitchen;	23.80	265
Domestic Kitchen;	15.50	167
Dining Room (with small office)	33.70	363
Dining Room; (with cloakroom, w.c. w.b.)	30.10	324
Livingroom;	15.50	167
Keg Store	8.10	87
Boiler Room	35.00	377





Accommodation Schedule:

First Floor Accommodation: :	m2.	Sq.ft.
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Guest Living Room;	8.30	89
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Guest Reading Room:	6.00	95
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12 assorted Guest Bedrooms. Two separate Bathrooms.

Second Floor Accommodation: :	m2.	Sq.ft.
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Three Guest Bedrooms.

Extensive attic storage space.

Outside:

Carpark;	234.00	2,519
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Storehouse/Plant room;	27.00	807
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Lofted floor;	33.10	356
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Van parking space;	34.00	366
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Landscaped Gardens at rear.





INVENTORY:

Inventory of furniture and effects included in the sale available on request.

VIEWING:

Strictly by appointment with the selling agent;

JOHN P. YOUNGE. FSCSI. FRICS.

35 Lower Pembroke Street, Dublin 2. E. jpyoungefrics@gmail.com

Tel. 00353-6618428. M. 0872-775771. www.jpyoungie.ie

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