

The Laundry Apartment

Castle Coole, The Laundry House, Enniskillen BT74 6YJ



National Trust



To Let

Rent: £650 per month including rates.

- Nestled within the historic grounds of Castle Coole, this exquisite apartment offers a rare opportunity to live in one of Ireland's finest Neo-classical estates. Built in the late



18th century, Castle Coole is renowned for its stunning architecture, rich history, and beautiful parkland setting. The house, the home of the Earls of Belmore, stands in unspoiled parkland on the outskirts of Enniskillen. In this fine setting, amongst the farm buildings, lies the former Laundry House which The National Trust has lovingly brought back to life as two fantastic apartments.

- The Laundry House is a ground floor, two bedroom apartment. The National Trust has preserved the timeless beauty of original features such as high ceilings, stone floors, and large sash windows in the new design and viewing of this unique property is highly recommended.

- In this fine setting, The Laundry ground floor apartment is accessed through the main entrance to Castle Coole, following the driveway through the estate to the visitor car park area. It is here beside the tea room that the property is accessed via a distinctive red door into one of 2 apartments in the Laundry House and has its own secure entrance.



- The Laundry Apartment is a spacious two bedroom apartment. All rooms are well proportioned with lovely high ceilings as befits a period property. Set in the grounds of Castle Coole house, tenants will enjoy the benefits of living on this beautiful estate. Tenants will also benefit from economical biomass heating which serves the property.
- **Prime Location** Located just minutes from the vibrant market town of Enniskillen, you'll have easy access to:
- **Local Amenities:** Shops, restaurants, and cafes are all within a short drive.
- **Transport Links:** Excellent road connections to Belfast and Dublin make commuting a breeze

- The National Trust is Europe's leading conservation charity, and is committed to preserving special places for everyone, for ever.
- The Trust depends on the income it generates from its rental properties and could not deliver its core objectives without the support of its thousands of tenants and volunteers.
- All tenants of the National Trust receive a FREE 'Tenant Pass' throughout the duration of the tenancy. This entitles two adults plus accompanying children to enjoy unlimited entry to National Trust properties in England, Wales and Northern Ireland.
- Castle Coole is just one mile east from Enniskillen Town Centre which is Ireland's only island town, situated between the upper and lower parts of Lough Erne. This unique setting provides stunning water views and a picturesque environment.
- Enniskillen is well-connected by road, making it easy to travel to nearby cities like Belfast and Dublin
- While there is no rail service, the town has a reliable bus network that connects to other parts of Northern Ireland and the Republic of Ireland



LIVING ROOM

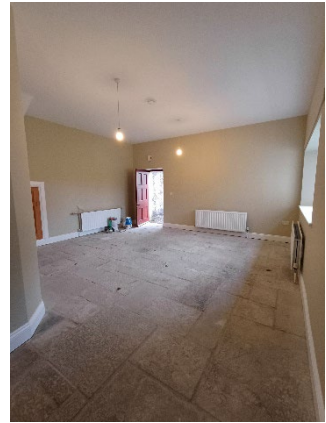
7.24M X 5.23M (23FT 7" X 17FT 1")

Entrance opens straight into living area which features the original sandstone floor, neutral painted walls, sash



windows overlooking the Laundry House lawn; television and phone points;

three double radiators; three pendant drop lights; one smoke alarm; five double power points; built in cupboard containing fuse box.



KITCHEN

4.66M X 5.31M (15FT 3" X 17FT 42")

Modern kitchen newly installed, with range of high and low level units, stainless steel sink with hot and cold mixer tap, integrated oven and hob, walls part tiled / part painted, original sandstone floor; original range (non working) as a feature set in a brick wall; neutral painted walls; sash windows; two double radiators; two rotatable way spotlights; one heat alarm; CO alarm, five double power points.



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HALLWAY

3.13m x 1.05m (10ft 3" x 3ft 4") (Hallway outside bedrooms/bathroom)

Original sandstone floor; one small double radiator; one double power point; one pendant drop light

BEDROOM 1

3.50m x 2.48m (11ft 5" x 7ft 2")

With carpeted floor; built in wardrobe; neutral painted walls; 2 double power points; one double radiator; large sash window with views out over laundry buildings open garden; one pendant drop light; heating controls.



BEDROOM 2**3.50m x 2.56m (11ft 5" x 8ft 4")**

With carpeted floor; neutral painted walls; 2 double power points; one double radiator; sash window with view of private enclosed rear garden; one pendant drop light; door to hot-press (1.34m x 1.09m) with built in shelving.

**BATHROOM****2.60m x 1.98m (8ft 5" x 6ft 5")**

White bathroom suite comprising toilet, sink (with tiled splash back), bathroom mirror with built in light and shaver socket and quadrant tiled shower cubicle with electric shower; feature wall with original laundry equipment; vinyl floor; extractor fan; one double radiator; pull cord light.

- Due to restrictions in the Courtyard immediately outside the apartment, the parking is located in the main visitor carpark.

SERVICES

- Biomass boiler heating managed by estate staff. This is a very economical form of heating for the tenant and will be calculated and recharged according to a separate meter reading located within the property which the tenant can provide regular readings for.

OUTGOINGS

- The tenant is responsible for payment of outgoing relating to the property such as electricity, phone etc. The National Trust generally pays the rates centrally and then recharges tenants on a monthly basis if not included in rent. Any discount on Rates given to the Trust is passed on in full to the occupier.

ENERGY PERFORMANCE CERTIFICATE

- An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations.

TERM

- The property is available to let under an Uncontrolled Tenancy Agreement for an initial term of 12 months after which the tenancy may continue providing both parties agree on a rolling month to month basis. References will be sought from interested parties to include a credit check.

RENT

- The ingoing tenant will pay one month's rent in advance on tenancy commencement.
- Subsequent payments by Direct Debit monthly in advance.

RENT REVIEWS

- The rent is made up of two parts - rent and rates.
- Should the tenant continue after the initial 12-month term, becoming a monthly periodic tenant, a review of the rental element will be carried out two years after the start of the tenancy and every two years thereafter.
- The landlord will review the rateable charge on the property in line with the Land and Property Services schedule on a 12-month basis from the 1st April in every year.

DEPOSIT

- The tenant will be required to provide a deposit equivalent to one month's rent on the signing of the agreement.
- This will be registered and held under the Tenancy Deposit Scheme and returned at the end of the tenancy subject to compliance with terms of Tenancy Agreement.

INSURANCE

- The National Trust will be responsible for insuring the building but not the contents. The ingoing tenant should ensure they have sufficient cover for their needs.

REPAIRING RESPONSIBILITIES (Summary)

- **The Trust:** Responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration.
- **The Tenant:** Responsible for day-to-day maintenance, decoration and garden where applicable.
- The repairs obligation as laid out in full within the Tenancy Agreement.

SUB-LETTING

- The property shall be occupied as a single private residence only.
- There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

PETS

- Tenants may seek the landlord's permission for pets to be kept and this will be considered on an individual basis.



Viewings, Application Process and Further Information

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|----------------------------|---|
| Viewings | <ul style="list-style-type: none">• Viewings will be held on 12th June 2025 |
| Contact | <ul style="list-style-type: none">(1) Jenny Stewart on Jenny.stewart@Nationaltrust.org.uk(2) Andy Lavery on Andrew.Lavery@Nationaltrust.org.uk |
| Application process | <ul style="list-style-type: none">• Interested parties are requested to contact the National Trust, either through Property News or via the email addresses above.• A small number of viewing slots will be available and should demand be strong we will issue an initial application form.• This form will request some basic information and also give applicants a chance to let us know why they would like to live in Castle Coole.• Forms must be returned by 17.00 on Mon 16 June• All forms will be reviewed and potential tenants will be shortlisted and offered a further viewing slot on 17th June• Preferred candidate will be selected and contacted on 18th June• The preferred candidate must go through a credit check – see below - and all information for that must be provided by 20th June.• If successful, the provisional hand over date of the property will be 1 July subject to agreement between both sides. |
| Credit Check | <ul style="list-style-type: none">• Under National Trust regulations all new tenancies must be credit checked, to ensure that financial risk is minimised.• The successful tenant will be required to provide the following supporting documentation:<ul style="list-style-type: none">• Proof of identity: Photo ID such as a Passport or driving licence.• Proof of address: Utilities bill, credit card bill or bank statement.• Proof of income: Last three months pay slips, current P60, pension or benefits statement. Self-employed: Last two years SA302 and last 6 months personal bank statement. |
| GDPR | <ul style="list-style-type: none">• Our Privacy Policy can be found online at https://www.nationaltrust.org.uk/features/privacy-policy• As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease.• We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities.• Examples include if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Land & Property Services or Utilities companies at the beginning or end of a Tenancy. |

OTHER

- For information about being a National Trust tenant, visit www.nationaltrust.org.uk/tenants but please note some of the information is not applicable to Northern Ireland.
- Properties in NI are advertised on www.propertynews.com

