



FOR SALE BY PRIVATE TREATY

**'CASTLECOMFORT HOUSE',
FARNANE,
MURROE,
CO. LIMERICK.
V94 TX0V**

PRICE REGION: €550,000

BER EXEMPT



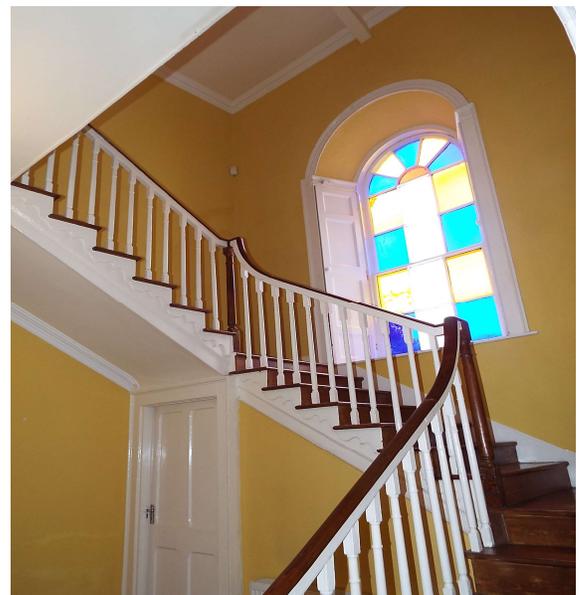
DESCRIPTION

A unique opportunity arises to acquire this substantial two-storey Georgian residence C. 340 sq. m. (C. 3660 sq. ft), built C. 1829 which has been recently tastefully extended with a large kitchen / dining / family room, utility room and bathroom. This stunning property is set on magnificent parkland of C. 12.5 acres and has been rewired and replumbed to modern day standards and in 2008 the roof was replaced. The property contains main original features including original marble fireplaces and mirrors in the drawing room and dining room, and original sash windows throughout.

This house combines the style and grandeur of a Georgian building with modern comforts and it is ideal for professionals who work in the City but want to enjoy a country lifestyle. It is located within a 15 minute drive from University of Limerick and approximately 25 minutes from the City. This listed building is of major historical significance and has hosted guests such as Daniel O'Connell amongst others.

Outside the property has superbly maintained gardens and parkland, a walled orchard garden, attractive natural stone stables and there are many copper beach trees on the lawns which are 200 years old.

A viewing of this property is highly recommended.



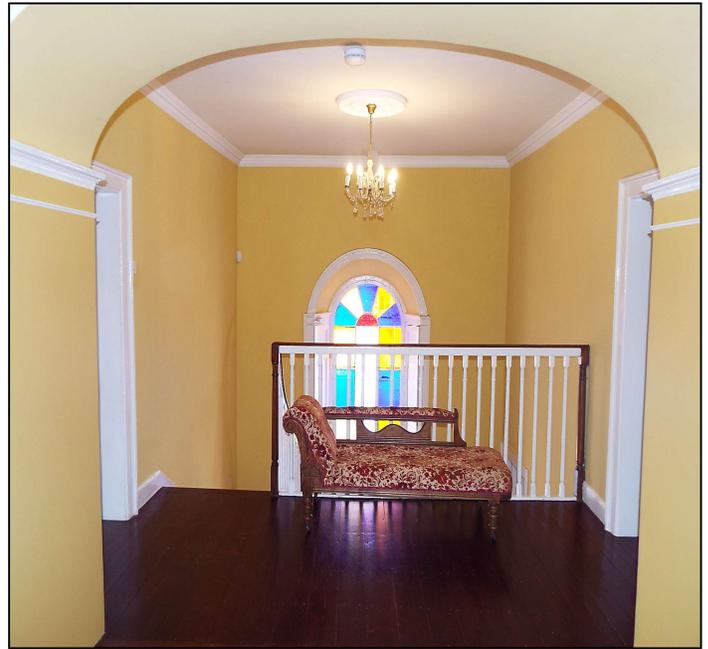


SPECIAL FEATURES

- * Detached Georgian Residence built C. 1829
- * C. 340 sq. mtrs. (C. 3660 sq. ft)
- * C. 12.5 acres magnificent parkland
- * Tastefully extended kitchen C. 50 sq.m. (c. 538 sq. ft); extension also incorporates bathroom & utility room
- * Alarm
- * Electric Gates to sweeping driveway
- * Original sash windows and shutters
- * 5 double bedrooms with fireplaces & 4 Reception Rooms
- * New roof installed 2008
- * Walled orchard garden
- * Attractive natural stone stables
- * 3 Tier barn
- * Superbly landscaped mature gardens
- * Many attractive features throughout
- * Rewired & replumbed

ACCOMMODATION

• Entrance Porch	3.2m x 1.95m	Solid wood entrance door with fan light and side panelled windows.
• Entrance Hallway	4.75m x 2.1m	Solid timber door with fan light and stained glass insets. Centrepiece and covings.
• Inner Hallway	3.7m x 4.4m	Centrepiece and covings. Storage press. Stairs leading to First Floor with a feature colour stained glass window with fan light. Original shutter doors. Door leading to...
• Basement	4.35m x 1.95m	Currently used as a wine cellar.
• Drawing Room	6.42m x 4.65m	Original marble fireplace with tiled inset and hearth. Original over-mantle mirror. Centrepiece and covings. Picture rail. 2 x original sash windows and original shutter doors.
• Dining Room	6.42m x 4.65m	Original marble fireplace with tiled inset and hearth. Centrepiece and covings. Picture rail. 2 x original sash windows and original shutter doors.
• Sitting Room	4.5m x 4.35m	Centrepiece and covings. Solid oak flooring. Feature brick fireplace with solid fuel stove and sleeper mantle. Fitted oak T.V. unit and cabinets. Double solid oak glass panelled doors to...
• Kitchen / Dining Room	9.8m x 5.2m	Modern fitted solid oak kitchen with a range of eye and floor level units. 1.5 bowl stainless steel sink unit with mixer tap. Integrated dishwasher. Integrated fridge/ freezer. Display cabinets. Pot drawers and cutlery drawers. Fitted wine rack. Stanley electric oven with 6 plate gas hob. Extractor unit. Fully tiled floor. Centrepiece and covings. Triple glazed french door and triple glazed sash windows. Granite worktop space. Large pantry, fully shelved 3.15m x 2m with tiled floor. Spira staircase leading to storage area.
• Rear Entrance Hall	2.6m x 2.25m	Solid PVC door with triple locking system. Centrepiece and covings. Tiled floor.
• Utility Room	2.6m x 1.7m	Plumbed for washing machine.
• Shower Room	2.78m x 1.75m	Modern fitted shower room. Shower cubicle with Triton electric shower. Glass shower door. W.C. Wash hand basin. Extractor fan. Fully tiled walls and floor.
• Bathroom - Upstairs Return	4.75m x 1.85m	Bath with Triton T90si electric shower. Glass shower door. W.C.. Wash hand basin in vanity unit. Extractor fan. Recessed lighting. Fully tiled walls and floor.
• Landing	6.3m x 3.65m	Centrepiece and covings. Archway. Original timber flooring.
• Bedroom 1	4.55m x 4.4m	Cast iron fireplace. Range of fitted wardrobes. Access to attic via stira staircase. Original sash windows and original shutter doors. Original floorboards.
• Bedroom 2	4.15m x 4.6m	Cast iron fireplace. 2 x original sash windows and original shutter doors. Original floorboards.
• Bedroom 3	4.9m x 4.35m	2 x original sash windows and original shutter doors. Original floorboards.
• Bedroom 4	4.1m x 4.65m	Feature cast iron fireplace. 2 x original sash windows and original shutter doors. Original floorboards.
• Bedroom 5	4.45m x 4.4m	Feature cast iron fireplace. 2 x original sash windows and original shutter doors. Original floorboards.



PRICE

€550,000

DIRECTIONS

Proceed out the Murroe Road continuing on to the Cappamore Road as far as Abington Church. On reaching Abington Church, take a left and the property is 0.5kms on the left hand side.

VIEWING DETAILS

By appointment only

Contact Negotiator

Geoffrey de Courcy

Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER

M: 061 410 410

E: decourcyodwyer@propertypartners.ie

**PROPERTY
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer