



Glebe House
Croagh, Adare, Co. Limerick



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FOR SALE BY PRIVATE TREATY

On c.6.67Ha / 16.5 Acres

A most impressive and beautifully restored Glebe House, situated in the heart of the County Limerick countryside, minutes from the famous Adare Village.

Glebe House

- Vestibule • Entrance Hall • Drawing Room • Dining Room • Study • Sitting Room
- Kitchen/Breakfast Room • Pantry • 5/6 Bedrooms (2 Ensuite) • 2 Bathrooms

Guest Wing

- Kitchen/Breakfast Room • Sitting Room • Bedroom • Bathroom

Outbuildings

- Enclosed Stone Courtyard • Stable Block

Description

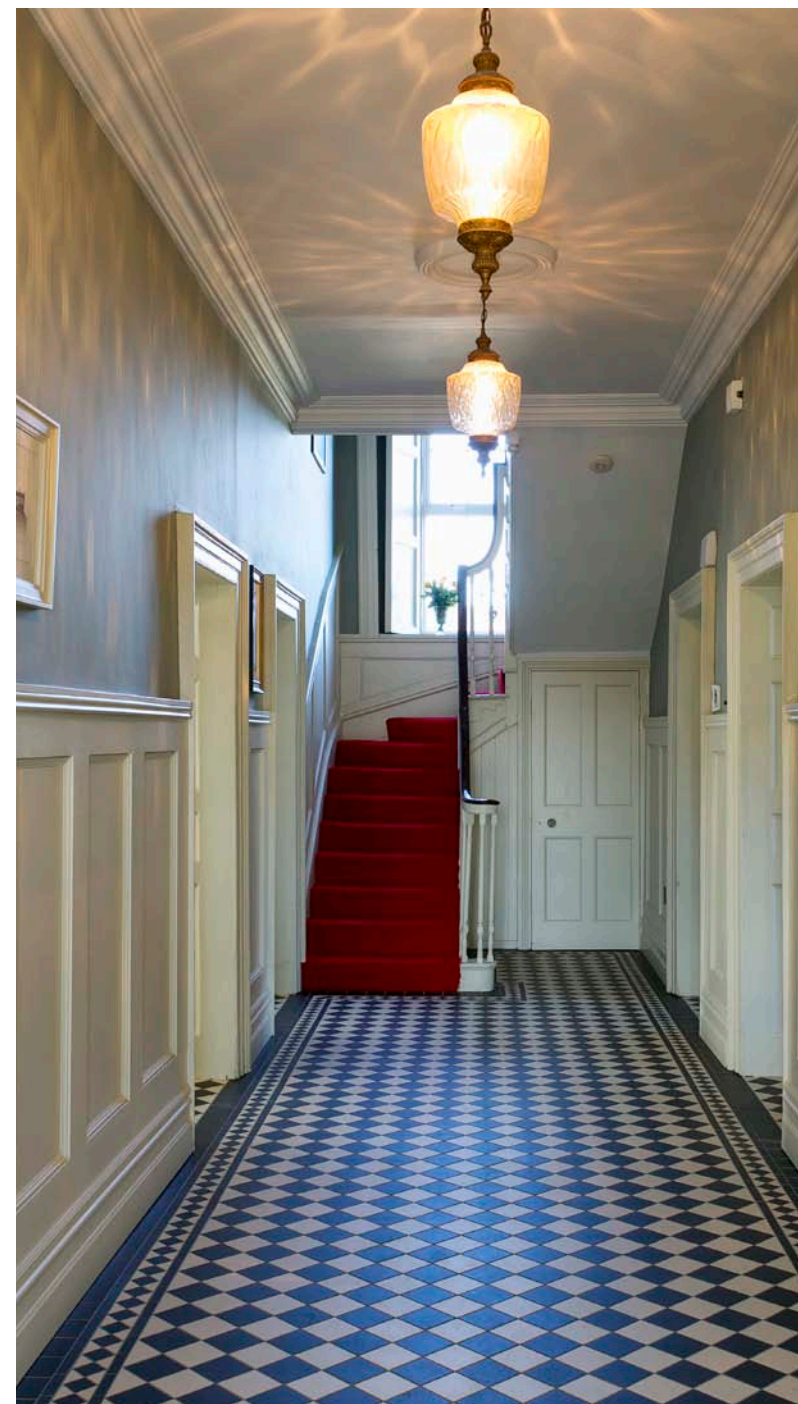
Built in 1831, Glebe House is a most impressive two storey over garden level original Georgian House in superb condition surrounded by c. 6.67ha/16.5 acres of land. The house is entered through wrought iron gates approached by a sweeping avenue, with views to the house and over the surrounding stud fenced paddocks, which leads to a large gravel sweep to the front of the house. This graciously proportioned residence is laid out over three levels, with a two storey wing and extends to approximately 530sq.m (5,704sq.ft). The interior of the house is filled with an abundance of original period features including; fireplaces, cornicing, centre roses, high ceilings and working window shutters.

The arrangement of the accommodation combined with gracious room proportions and an abundance of natural light lends this home to comfortable and practical family living. The property is entered through a vestibule leading to the entrance hall, with a striking black and white tiled floor. The principle reception rooms are accessed off the entrance hall and include a magnificent drawing room and dining room to the front and a study and sitting room to the rear, all with working fireplaces. A beautiful staircase at the end of the hall leads to the first floor, which comprises three bedrooms and a family bathroom. The master bedroom contains an ensuite bathroom and separate dressing room. At garden level there is a large kitchen breakfast room which extends the entire length of the house, with three sets of French doors giving access to a large patio area. The kitchen contains a range of fitted wooden units along with a centre island and Aga cooker. Also on the garden level is a large ensuite bedroom as well as a pantry and hotpress.

Glebe House has the added benefit of a large wing which is connected to the main house. Currently the first floor of the wing forms part of the usable space for the house and comprises a games room/sitting room, two bedrooms, kitchen a bathroom and wc. This floor of the wing has the benefit of separate access, which would lend it to a self-contained apartment if required. The ground floor, although in need of updating, comprises of three rooms and a bathroom and would easily lend itself to self-contained accommodation, with its own access from the courtyard.

The entire property has been rewired and re-plumbed in recent years and the roof has been rebuilt using original and reclaimed slate.

Outside, the courtyard is entered through iron railings and is surrounded by a stone wall with coach house containing four loose boxes, a tack room and overhead loft. The courtyard leads into the walled garden and to the right to four further loose boxes. The lands are divided into a number of paddocks which are ideal for grazing and a few ponies or horses. Greanagh Stream runs along the boundary to the left of the property.

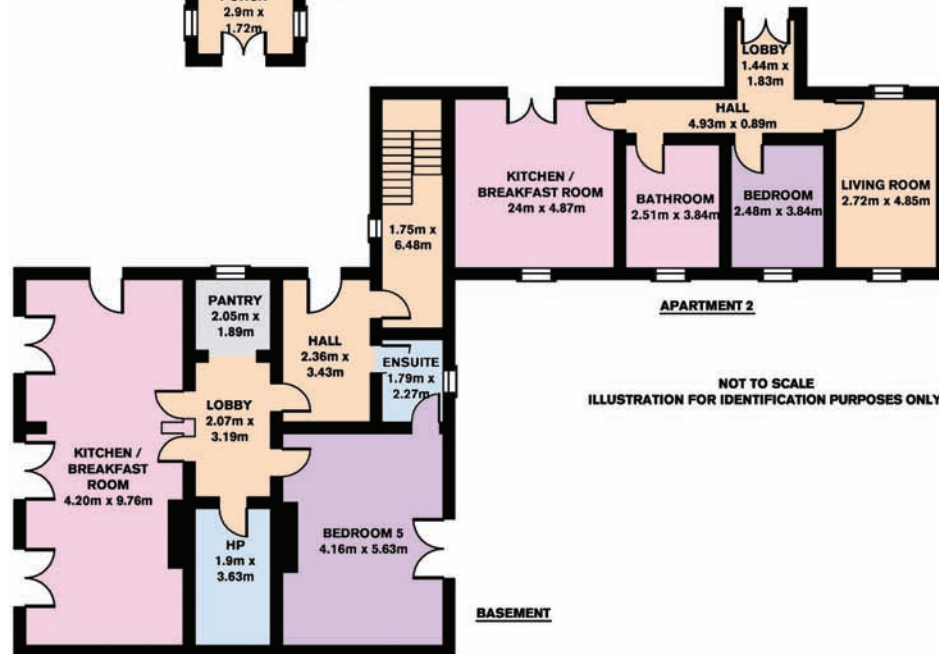
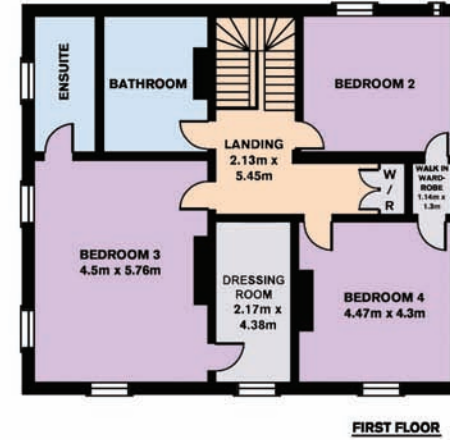
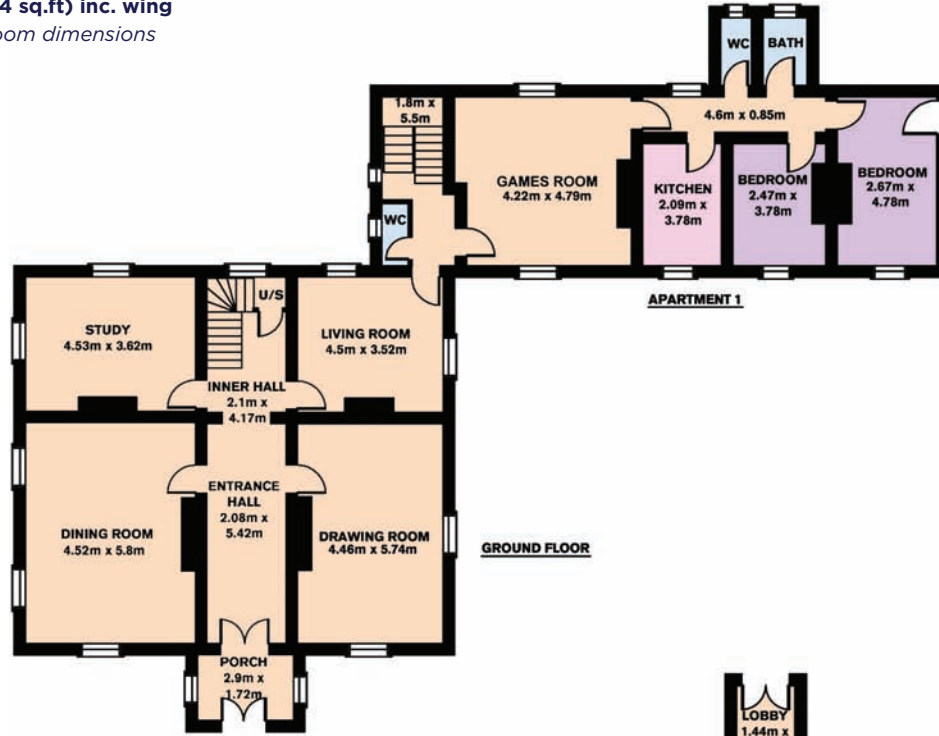




Accommodation

Approximately 530 sq.m (5,704 sq.ft) inc. wing

Please refer to floor plans for room dimensions



- Reception Room/ Living and Circulation Areas
- Kitchen
- Bedrooms
- Bathroom
- Storage





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Important Notice

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Location

Glebe House is in an excellent location with the village of Croagh 1.6km(1 mile), the picturesque village of Adare is 8km(5 miles), Limerick City 24km(15 miles) with its train station, range of shops, restaurants and schools, Shannon Airport 50km(31 miles), Cork City 97km(60 miles), Dublin 217km(135 miles). There are a host of amenities within a short distance of the property such as Adare Manor Golf Club and Adare Golf Club which are both 18 hole golf courses. Clonshire Equestrian Centre for the horse riding enthusiasts sits on 120 acres of private parkland and offers superb indoor and outdoor facilities. The Limerick Foxhounds are within short boxing distance of the property. For the fishing enthusiasts there is choice of game, sea and coarse fishing in and around Adare. The Mague River runs through Adare and is popular for trout and salmon fishing. Curraghchase Forest Park features a walk through park with a beautiful lake and nature trail.

Directions

From the centre of Adare continue straight on the N21 for 6km taking the left at the staggered crossroads. Proceed and take the next right at the crossroads. The property is the THIRD on the right.

Services

- OFCH basement
- Septic tank
- Well water
- Broadband

Viewing

By Appointment through the Joint Selling Agents.

BER Rating

BER D2

Title

Freehold

