

For Sale by Private Treaty

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Glencarra House

Burncourt o Co. Tipperary



Michael Dorgan Auctioneers and Valuers are proud to present this magnificent Country house to the market. Situated 15 minutes from Mitchelstown with its wealth of amenities, Junction 11 of the M8 Motorway is just a 7 minute drive. Complete with decking, superb feature staircase, long gated entrance, mountain views, up to 10 bedrooms all sited on C.11.29 Acres of prime agricultural land, a round pen and Four loose boxes are the icing on the cake for what truly is an unrepeatabe property. Viewing is essential and by appointment.

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www.myhome.ie





Location



Located just off the M8 Motorway, Main Cork- Dublin road, just 15 mins from Mitchelstown & convenient to Mallow, Cork, Limerick and Tipperary, This fine country house is Strategically located. The facilities of Burncourt village are just 3minutes away, the property has unrivalled transport routes but also benefits from the scenic countryside, aswell as a large number of tourist trails & attractions branching out from the area . Ballyhoura, Mitchelstown & Cahir Golf courses, Mitchelstown caves, Galtee & Knockmealdown Mountains, to name just a few.



Location Map

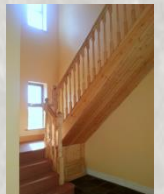


Description...

This excellent 9/10 bedroom family home is situated on a superb C.11.29 acre site, approached by an extensive gravel drive, the boundaries of the property are surrounded by mainly mature trees with a stream on the west property line, the property can boast the following:

- Spacious living accommodation
- Oil fired central heating.
- Water.
- Sewerage treatment unit
- Short distance from junctions 11 & 12 of the M8 motorway.
- Stunning countryside views
- Jack Lynch tunnel 45minutes
- Newlands cross 1hr 50minutes
- Gated Private grounds
- C.11.29 acres of land
- Planning permission for the construction of further facilities.
- An Unrepeatable property.





Accommodation:

Ground floor

Entrance Hallway.

5.54 x 4.5

(18' 2" x 14' 8")

- Power points
- Ceramic Tile floor with mosaic detail.
- Radiator
- Feature staircase
- Storage under stairs



W.C (South East wing)

1.96 x 1.58

(6' 5" x 5' 2")

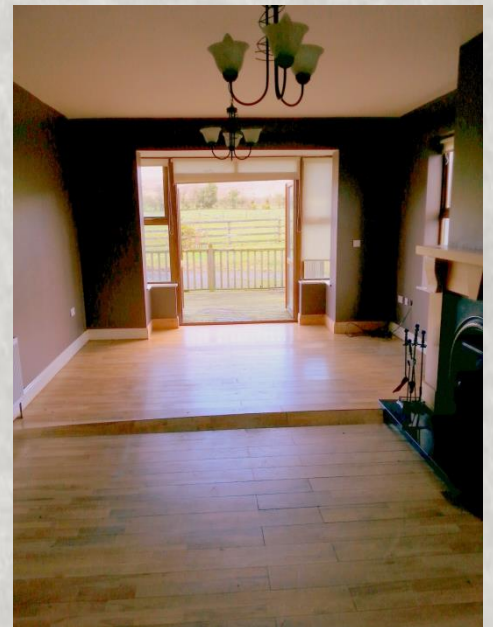
- Toilet
- WHB
- Obscured window
- Shaving light
- Ceramic floor tiles
- Tiled around WHB.

Livingroom.

7.44 x 3.96

(24' 5" x 13')

- Open fire with solid timber surround, cast iron face, granite hearth
- Semi solid Timber floor (lifting in areas see pictures)
- French doors onto decking
- Power points
- Radiators
- Tv Points
- Dual light fittings
- Superb mountain views
- Blinds & wrought iron curtain poles.



Kitchen/dining room.

4.9 x 4.5

(19' 2" x 14' 7")

- Wall and floor Kitchen units
- Integrated oven, microwave, hob & dishwasher.
- Extractor fan
- Hot & Cold sink with mixer tap
- Tiled back splash
- Ceramic tile floor
- Island
- Recessed lighting
- Light fitting
- French doors onto decking
- Stunning mountain views





Utility room

4.45 x 3.66

(14' 7" x 12' 0")

- Ceramic floor tiles
- Wall and floor kitchen units.
- Plumbed for utilities
- Power points
- Firebird internal heating boiler.



W.C (North West wing)

1.96 x 1.45

(6' 5" x 4' 9")

- Toilet
- WHB
- Obscured window
- Shaving light
- Ceramic floor tiles
- Tiled around WHB.

Bedroom 1. (office)

(Ground Floor)

4.17 x 3.98

(13' 8" x 13' 0")

- Semi solid timber floor
(lifting in places)
- Power points
- Radiator
- Separate access to utility/wc
and North West entrance to
the property, thus would lend
itself excellently to a
surgery/office use.



Bedroom 2.

(Ground Floor)

3.98 x 2.95

(13' 0" x 9' 8")

- Semi solid
timber floor
(lifting in places)
- Power points
- Radiator
- Blinds

First floor

Landing:

- Carpet
- Power points
- Radiator
- Large hot press
 - Shelved
 - 300litre hot water cylinder



Bedroom 3:

3.98 x 3.28

(13' 0" x 10' 9")

- Carpet
- Power points
- Radiator
- Shared ensuite with bedroom 4.
- Stunning mountain views



Bedroom 4:

3.84 x 3.66

(12' 7" x 12' 0")

- Carpet
- Power points
- Radiator
- Shared ensuite with bedroom 3.
- Stunning mountain views



Bedroom 5:

3.84 x 3.35

(12' 7" x 11' 0")

- Carpet
- Power points
- Radiator
- Private Ensuite
- Stunning mountain views

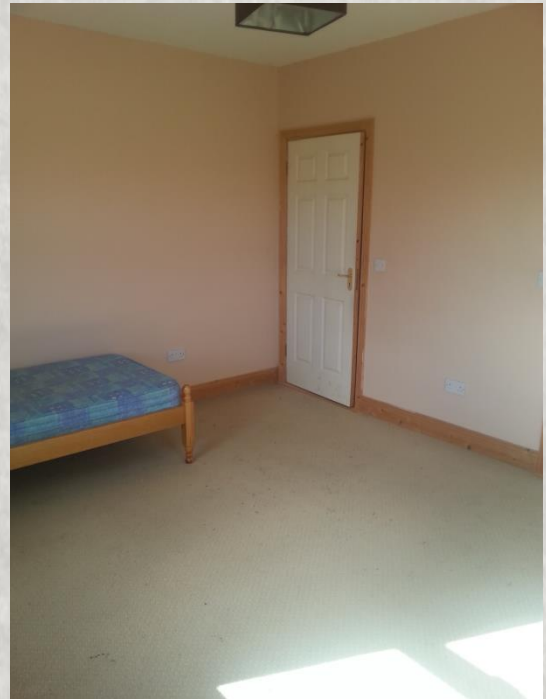


Bedroom 6:

4.22 x 3.58

(13' 10" x 11' 9")

- Carpet
- Power points
- Radiator
- Private Ensuite
- Stunning mountain views



Bedroom 7: (Master)

4.22 x 3.58

(16' 7" x 12' 11")

- Carpet
- Power points
- Radiator
- Private Ensuite
- Large built in wardrobes
- Stunning mountain views

Second floor

Landing, 2nd Floor:

6.45 x 2.61

(21' 2" x 8' 7")

There are three bedrooms on the second floor, complemented by a separate bathroom. Head height (ceilings) at the centre is 8ft (2.4m)

- Floors- uncovered plywood
- Wired smoke detector
- Quality Skirting and architraves
- Power points
- Heating control panel
- Radiator



Bedroom 8:

4.22 x 5.18

(13' 10" x 17' 0")

- Power points
- Radiator
- Stunning mountain views
- Velux type window

Bedroom 9:

3.35 x 2.74

(11' 0" x 9' 0")

- Power points
- Radiator
- Stunning mountain views
- Velux type window



Bedroom 10:

5.16 x 3.1

(16' 11" x 10' 0")

- Power points
- Radiator
- Stunning mountain views
- Velux type window

Bathroom.

2.64 x 2.4

(8'8" x 7' 10")

- Radiator
- Velux type window
- WHB
- Toilet
- Bath
- Tiled around bath
- Ceramic floor tiles



Documents:

Registration of Application

[View on Map](#)[New Enquiry](#)[Result List](#)[Documents](#)[Print To PDF](#)

File Number: 04223
Local Authority: Tipperary County Council
Date Received: 20/02/2004
Type: PERMISSION
Submissions By: n/a *
Due Date: 21/06/2004 #
Decision: CONDITIONAL
Decision Date (MO): 21/06/2004
Application Status: APPLICATION FINALISED
Grant Date: 04/08/2004
Further Info. Requested: 16/04/2004
Further Info. Received: 25/05/2004
Report File Location: n/a

* Submissions By Date Symbol Description

In accordance with Article 31 of the Planning and Development Regulations (2001), the Council may, on occasion, issue a planning decision within 3 days of the stated due date

Applicant Name: Brinan Ni Thuathail
Development Description: two-storey dwelling, domestic garage, 14 stables with tack room, proprietary effluent treatment system, amendments to existing site entrance and conversion of existing derelict dwelling to private studio and all associated site works

Development Address: Glengarra
Burncourt
Cahir
Co Tipperary

Planner: []

Number of Appeals to An Bord Pleanala: 0

Registration of Application

[View on Map](#)[New Enquiry](#)[Result List](#)[Documents](#)[Print To PDF](#)

File Number: 10577
Local Authority: Tipperary County Council
Date Received: 08/12/2010
Type: PERMISSION FOR RETENTION
Submissions By: n/a *
Due Date: 12/07/2011 #
Decision: CONDITIONAL
Decision Date (MO): 29/06/2011
Application Status: APPLICATION FINALISED
Grant Date: 02/08/2011
Further Info. Requested: 01/02/2011
Further Info. Received: 15/06/2011
Report File Location: n/a

* Submissions By Date Symbol Description

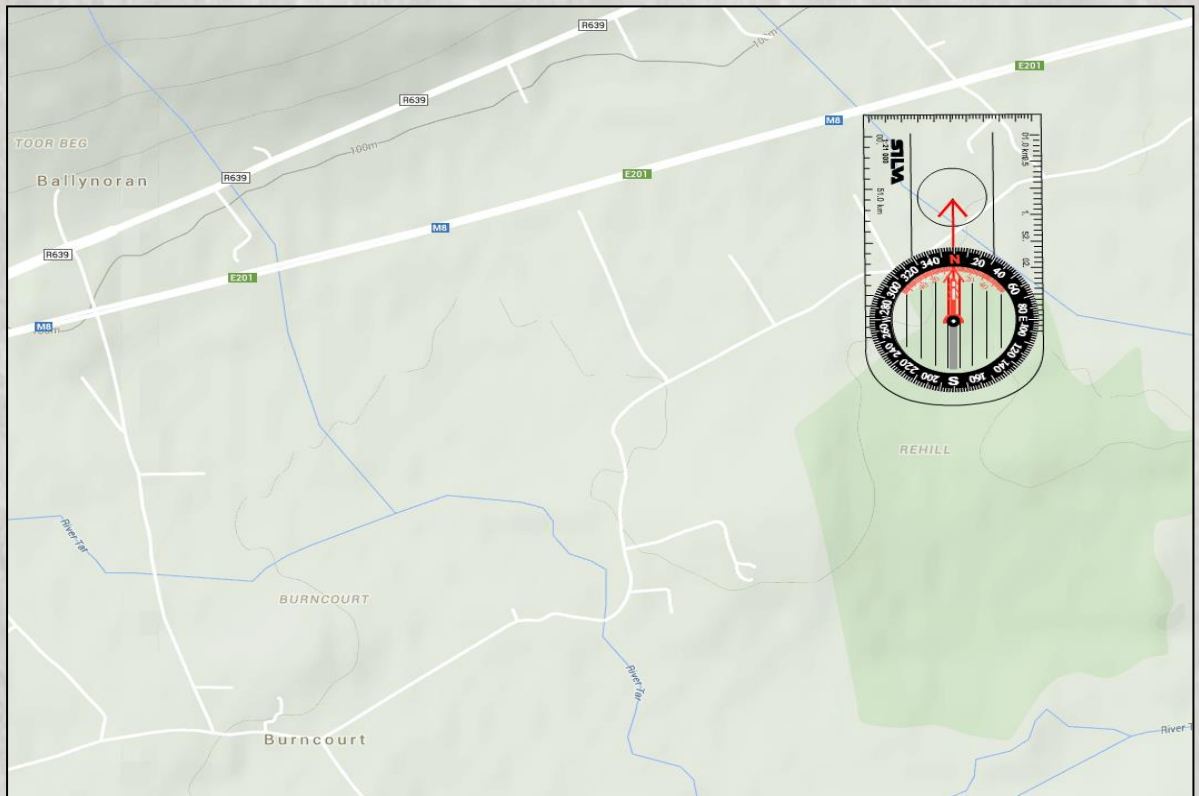
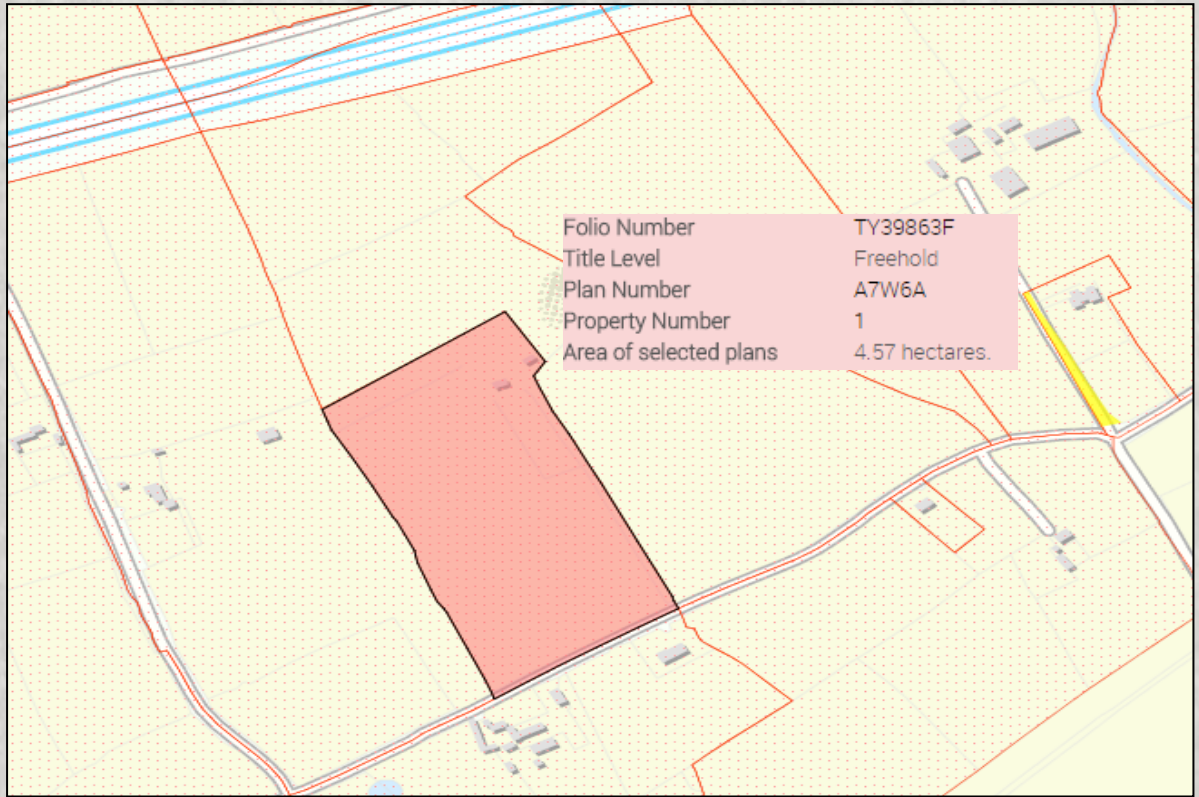
In accordance with Article 31 of the Planning and Development Regulations (2001), the Council may, on occasion, issue a planning decision within 3 days of the stated due date

Applicant Name: Brinan Ni Thuathail
Development Description: retain (i) conversion of existing outhouse to stables and extension of same to incorporate additional stables and feed room and (ii) effluent treatment system and percolation area as constructed

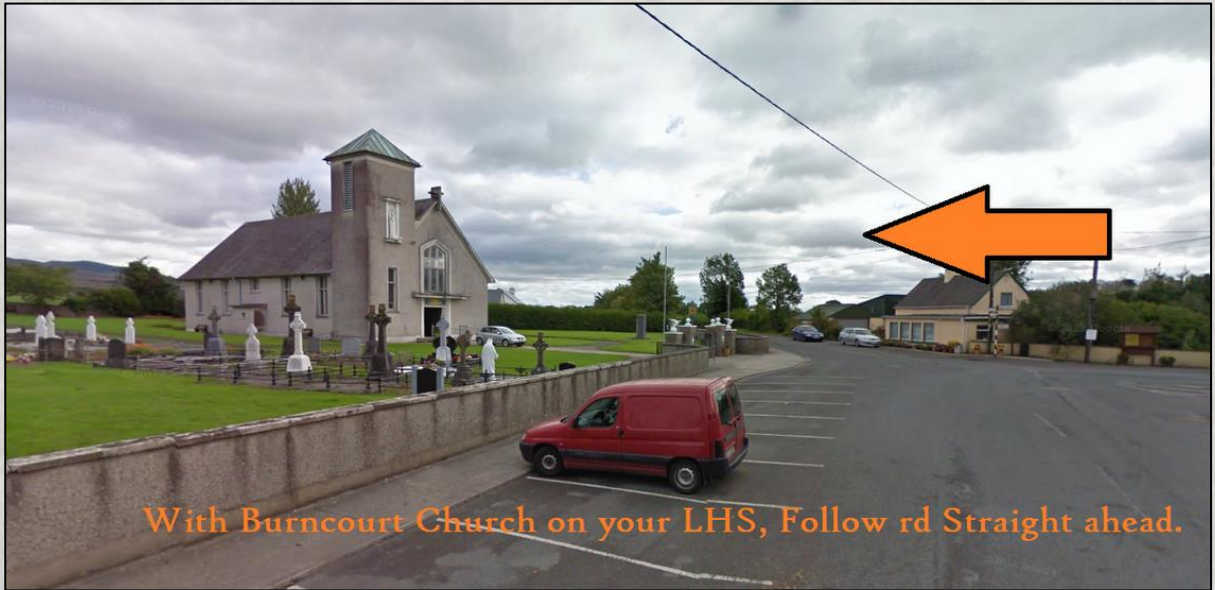
Development Address: Glengarra
Burncourt
Cahir
Co Tipperary

Planner: JF

Number of Appeals to An Bord Pleanala: 0



Directions:



Terms:



Guide: €220,000

Glencarra House is being offered for Sale by private treaty. Terms are available and to be negotiated on application with sole agents:

Michael Dorgan Auctioneers & Valuers
Baldwin Street
Mitchelstown
Co. Cork

(025) 85700

Email: Info@michaeldorgan.ie

Viewing: Strictly by Appointment only.



Building Energy Rating

BER: C2

BER No. 107127482

EPI: 181.88 kWh/m²/yr

Full BER Certs & Advisory reports
available on request.

The above particulars are issued by Michael Dorgan, Auctioneers & Valuers on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars but the company do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to vendors. These particulars do not form any contract for Sale subsequently entered into.