



The Manse, Farnham Street, Cavan

H12V072

Asking Price: €495,000



DESCRIPTION

DNG O'DWYER ARE PRIVILEGED TO PRESENT TO THE MARKET THIS LANDMARK PERIOD TWO 4 BEDROOM RESIDENCE ON 0.147 ACRES IN A PRIME LOCATION IN CAVAN TOWN CENTRE.

ACCOMMODATION

Entrance Hall 7.8m x 2.6m (25'7" x 8'6").

Sitting Room 4.6m x 4.0m (15'1" x 13'1").

Living Room 5.8m x 4.0m (19' x 13'1").

Back Hall 2.3m x 2.0m (7'7" x 6'7").

Kitchen 4.0m x 4.3m (13'1" x 14'1").

Shower Room 2.8m x 1.6m (9'2" x 5'3").

Landing 7.3m x 1.8m (23'11" x 5'11").

Bathroom 2.9m x 1.9m (9'6" x 6'3").

Bedroom 1 4.2m x 3.9m (13'9" x 12'10").

Bedroom 2 4.2m x 1.9m (13'9" x 6'3").

Bedroom 3 2.4m x 1.9m (7'10" x 6'3").

Bedroom 4 4.1m x 2.7m (13'5" x 8'10").

Bedroom 5 4.2m x 2.6m (13'9" x 8'6").





KEY FEATURES

- This is an opportunity to acquire a substantial landmark property in the heart of Cavan town centre.
- The property is a detached three-bay two-storey former Methodist manse, built c.1875, with projecting central entrance bay and two-storey return to rear which is now in use as private residence.
- The owners have been conscious in retaining its original features that make it well known and attractive to Cavan's architecture with cut limestone walls, pitched slate roof and original stained glass feature window to the front facade. The property also retains the original bell tower with steeple removed in the 1960's to also add to its historical charm.
- Although presently retained as a residential space the property has an abundance of potential to be converted to a commercial unit.
- The property is located along the busy commercial thoroughway known as Farnham Street opposite its junction with Townhall Street, with a prominent location along same. This exceptional location leaves the property within unrivalled proximity to all of Cavan's landmark buildings and amenities with Cavan's Main Street only a short walk away.
- Internally the property spaciouly comprises of 175m² over 2 levels whilst still exposing the king-post trusses to interior ceiling with quatrefoils and mouchettes timbers.
- Hipped slate roofs with bracketed eaves, clay ridge tiles, stepped yellow brick chimneystacks and some cast-iron rainwater goods. Squared limestone walls with tooled limestone quoins and having limestone platbands to ground floor window head level and first floor sill level. Camber-arched window openings with limestone sills, yellow brick surrounds and one-over-one timber sliding sash windows to ground floor and two-over-two timber sliding sash windows to first floor, rear and side elevations. Segmental-headed door opening with moulded yellow brick reveals, glazed overlight and timber panelled door. Cast-iron railings on a limestone plinth to boundary with street. Single-storey outbuilding to rear yard.
- Designed by William Hague, this former Methodist church is one of an important group of buildings that form Farnham Street. The setting of the former church with its manse adjacent to the neighbouring Presbyterian buildings and the Masonic Hall is quite unusual. Like the Presbyterian church and manse, the Gothic Revival aspects of the design are in striking contrast to the symmetry and restrained detailing of the neo-Classical terracing and public buildings on the street. The craftsmanship of the stonework contributes to the aesthetic qualities of the street and is testament to local skills gone by.
- This property is 1 of 3 lots being sold by the current proprietor, along with the aforementioned Manse residence adjacent to the property and a further 0.5 acres located to the rear of the subject building with development potential.

- The building sits on a spacious 0.076ha / 0.188 acre site with expansive lawns to the front complete with private driveway to the side that leads to a small yard to the rear of the property.
- Rear Yard with private car parking
- Outbuilding (9.2m x 3.7m)
- Mains Sewerage
- Mains Water
- Oil Fired Central Heating

BER DETAILS

BER: F

BER No: 114375827

Energy Performance Indicator: 388.36 kWh/m²/yr

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FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG. For further information please contact:

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