

For Sale

Asking Price: €470,000

**Sherry
FitzGerald**
Fogarty



Bramber Lodge, Rathcahill, Shinrone,
Birr, Co Offaly. R42 P688.

BER C2

sherryfitz.ie



Bramer Lodge is a stunning elegant bungalow standing on approx. 1.33 acres site, together with an opportunity to also purchase an additional adjoining 5.73 hectares / 14.15 acres of the highest quality pastureland.

(We are offering the bungalow, artist's studio & machinery shed for sale on approx. 1.33 acres on its own, or with the adjoining lands as one lot. The adjoining lands can be purchased separately.)

Bramer Lodge is such a fine country home offering modern spaces, all en-suite accommodation, large reception rooms, an independent granny flat added to the rear, a detached artist's studio which can adapt to many uses, a machinery shed, and the adjoining farmlands. All of this is set in beautiful gardens, in a private setting convenient to Birr, Roscrea & Shinrone. From the curved entrance this fabulous house, built in 2004, and extended in 2011 cannot fail to impress. The floor area is approx. 252 sq. mts/ 2,712 sq. ft., and the accommodation is in super condition, with no repairs required.

Accommodation comprises a large entrance hallway/living room, a formal sitting room, an extra-large country kitchen/dining room, a utility room, four double bedrooms, four en suite bathrooms and a family bathroom. One ensuite bedroom also incorporates into the fully independent Granny flat which has its own kitchenette, sitting room, office & separate access point. All rooms are perfectly decorated, with all carpets, curtains, and light fittings remaining.



Accommodation

Entrance Hall 6.24m x 3.38m (20'6" x 11'1"): Beautiful large reception area, can also double as a reception room. Cathedral ceiling with natural wood paneling.

Sitting Room 5.77m x 4.97m (18'11" x 16'4"): Dual aspect of the gardens. Open fireplace with Interconnecting doors to the dining area.

Kitchen/Dining Room 7.56m x 6.44m (24'10" x 21'2"): Super kitchen, ideal for large gatherings with a good range of units, an island unit, French doors to the rear garden, and a wood pellet stove installed.

Back Porch 2.23m x 1.57m (7'4" x 5'2"):

Utility Room 2.81m x 1.57m (9'3" x 5'2"): Plumbed for washing machine & dryer.

Bedroom 1 3.87m x 3.26m (12'8" x 10'8"): Walk in wardrobe.

En-Suite 2.46m x 1.19m (8'1" x 3'11"):

Bedroom 2 4.07m x 3.52m (13'4" x 11'7"): Walk in wardrobe.

En-Suite 2.46m x 1.18m (8'1" x 3'10"):

Bedroom 3 4.07m x 3.72m (13'4" x 12'2"): Two walk-in wardrobes

GRANNY FLAT/INDEPENDENT UNIT

En-Suite 2.55m x 1.76m (8'4" x 5'9"):

Bedroom 4 3.03m x 3.72m (9'11" x 12'2"):

Office/sitting room 4.26m x 3.01m (14' x 9'11"):

Rear Kitchen Dining Room 3.99m x 4.26m (13'1" x 14'): Open fireplace with wood burning stove with back boiler that heats the entire house.

Bathroom 3.72m x 2.42m (12'2" x 7'11"): Adapted as a wet room.

There are walk-in wardrobes in all bedrooms, oil fired and solid fuel central heating, a wood pellet stove in the kitchen, and a wet room, you cannot fail but to be impressed with the warmth, style, space, and deep comfort of this home. The house is well set back from the road and the adjoining 14.96 acres are laid out in one field, surrounding the house. Reseeded in 2021, the lands are in tremendous heart, with great grass growth, secure fencing, and a water supply. The all-important road frontage to the lands is in place also. Mains water is piped to all fields.

The Artist's Studio is located to the left of the house. It is open plan on the ground floor with a bathroom, kitchenette & mezzanine floor used as a storage area. A wood burning stove has been installed for added comfort in Winter months. It is an ideal space for someone working from home, a small business user, or conversion to alternative use subject to required permission.

The heritage town of Birr is just on your doorstep; Roscrea is close by also with easy access to the M7. The Slieve Blooms, Lough Derg, Boora Bog are all within a 30-minute drive. Golf Clubs, & sports clubs all to hand. The absolute best of educational and sporting choices for children are all around in Birr, Roscrea, & Borrisokane.







Directions

Please follow Eircode R42 P688

Garden

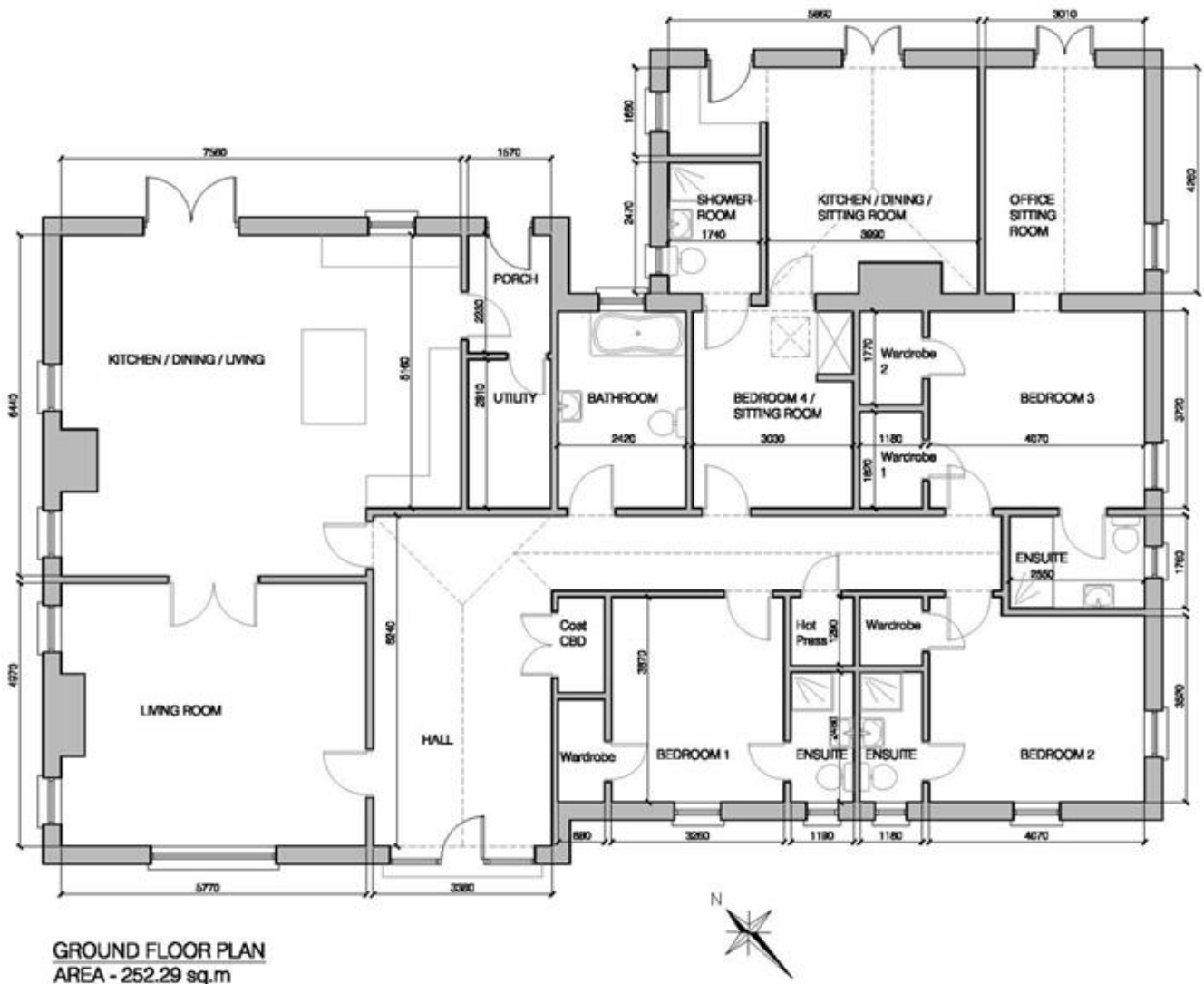
Beautiful gardens, in a private setting. A gritted curved driveway approached the house, and the farm shed is discreetly tucked away.

BER BER C2, BER No. 117249060

Special Features & Services

- 14.96 acres of excellent land surrounding the bungalow. All securely fenced and water troughs installed.
- Machinery shed discreetly located away from the house.
- Independent oil-fired heating systems in the bungalow and in the Studio. Solid fuel stove also.
- 15kg wood pellet burner in kitchen.
- Private water supply & septic tank installed.
- Vodafone Phone watch monitored alarm system installed.
- Fibre broadband available.
- Woodgrain Upvc double glazed windows throughout.





NEGOTIATOR
 Julie Fogarty
 Sherry FitzGerald Fogarty
 Castle Street, Roscrea, Co
 Tipperary
 T: 0505 21192
 E:
 reception@sherryfitzfogarty.com

CONDITIONS TO BE NOTED: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this.
 PSRA Registration No. 002679