

'Boher Lodge'
Boher
Co. Limerick

Wheeler
Auctioneers

JW4937



TRULY SUPERB RESIDENCE ON CIRCA 5 ACRES

- EXTENDING TO 8250 SQ. FT.**
- LANDSCAPED & PADDOCKED**
- 8 BEDROOMS ALL ENSUITE**
- STABLE BLOCK WITH OVERHEAD APARTMENT BLOCK/OFFICE**
- BER RATING: B2**

For Sale by Private Treaty

Price on Application



Accommodation

Entrance Hall ***11.26m x 4.2m***
With feature staircase, Ornate Cornicing and Marble Tiles

Livingroom ***8.8m x 6.86m***
Ornate Cornicing, Feature Brick Fireplace with Stove, 2 Bay Windows, Marble Tiled Floor

Living Room ***6m x 5.3m***
Marble Fireplace, Bay window, Ornate Cornicing, Solid Wood Floor

Diningroom ***7.3m x 4.5m***
Feature Fireplace, Vaulted Ceiling, Marble Tiled Floor

Kitchen ***5.6m x 5.48m***
Central Island with Marble Top, Top Quality Cabinetry with Integrated Appliances, Marble Tiled Floor

Livingroom ***4.7m x 4.6m***
French Doors to Decking and Patio Area, Marble Fireplace, Ornate Cornicing

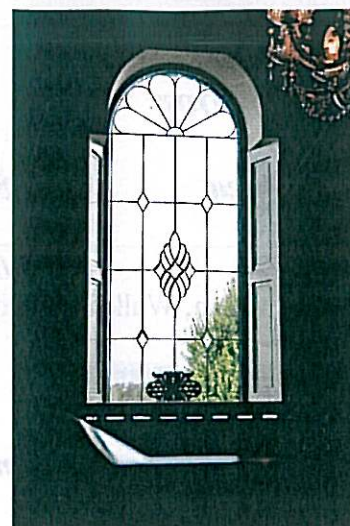
Playroom ***7.3m x 5.2m***
Solid Wood Floor

Utility ***3.4m x 3m***
Tiled & Fitted

Bathroom ***3.2m x 2.5m***
Fully Tiled

Sauna Area ***3.9m x 2.6m***
Fully Tiled





First Floor

Landing Area ***17m x 6m***

Marble Tiles, Ornate Cornicing, Chandeliers, Picture Window

Bedroom 1 ***6.3m x 5m***

Solid Wood Floor, Ensuite Bathroom, Walk-in Wardrobe

Bedroom 2 ***6.5m x 4.1m***

Solid Wood Floor, Ensuite Bathroom with Jacuzzi Bath, Walk-in Wardrobe

Bedroom 3 ***5.3m x 3.2m***

Solid Wood Floor, Ensuite Bathroom, Walk-in Wardrobe

Bedroom 4 ***5.2m x 4.8m***

Solid Walnut Floor, Large Ensuite Bathroom, Walk-in Wardrobe

Master Bedroom 5 ***7.3m x 5.5m***

Large Ensuite Bathroom, Large Walk-in Wardrobe



Second Floor

Landing Area ***8.8m x 3.4m***

Bedroom 7 ***6.6m x 6.4m***
Ensuite Bathroom, Walk-in Wardrobe

Bedroom 8

Office ***4m x 4.2m***

Features Include

10 ft. Ceilings throughout, Underfloor Heating

Sauna & Gym, Marble Flooring

Surround Sound, Central Vacuum System

Gravel Driveway, Patio Area

Deck Area

Security System

Ornate Cornicing throughout

Top Quality Cabinetry

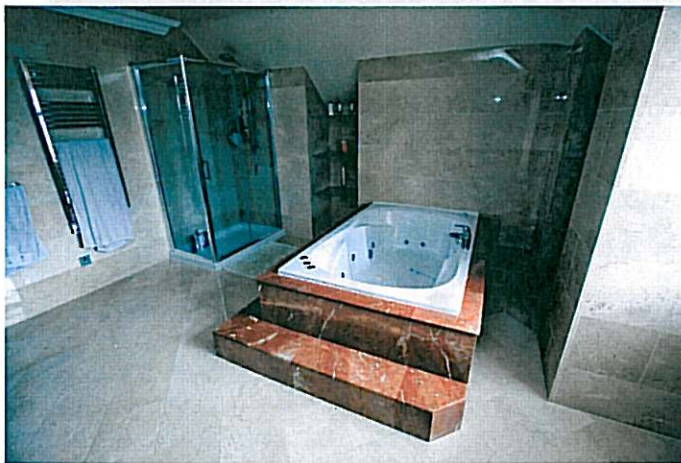




Outside
Attached Garage/ Boiler Room

Stable Block
With Overhead Apartment/Office

Large Garage
Stud Railed Paddocks
Gravel Driveway
Impressive Entrance with Electric Gates
Landscaped Lawns and Gardens



Location

Located just 8 Miles from Limerick and 23 Miles from Shannon.









Wheeler Auctioneers

Viewing

Please phone our office to make an appointment
(Opening Hours Monday to Friday 9.30am to 5.30pm)

Deposit

A booking deposit of 5% is required

To Be Noted

These Particulars are given on the strict understanding that they will not form part of any contract. Whilst every care has been taken in preparing these particulars; no responsibility is taken for any inaccuracies or errors. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. These details do not form part of any contract and are issued on the understanding that all negotiations are conducted through the agents.

Main Street, Hospital, Co. Limerick
Tel: 061 383403/383010
Mob: 086 8584409
Fax: 061 383616

Email: wheelers1@eircom.net
www.wheelerauctioneers.com
www.daft.ie