

**'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

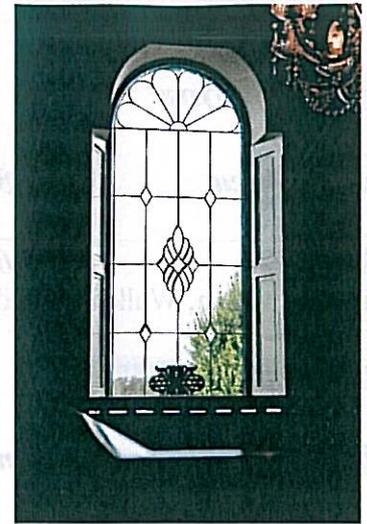
***Playroom***                                 ***7.3m x 5.2m***  
 Solid Wood Floor

***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***

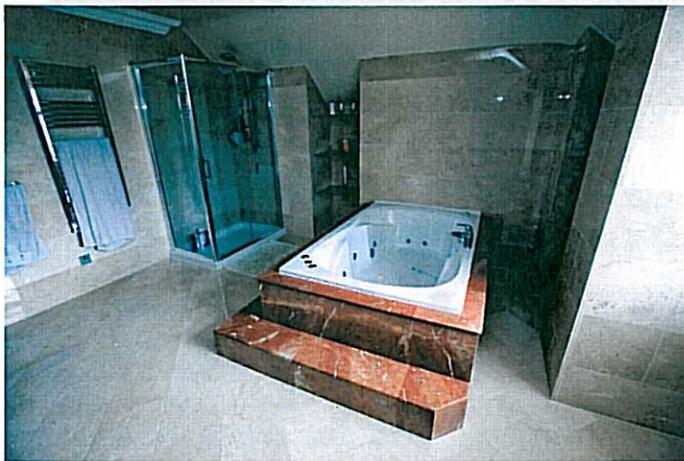
***Large Garage***

***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](mailto:wheelers1@eircom.net)

[www.wheelerauctioneers.com](http://www.wheelerauctioneers.com)

[www.daft.ie](http://www.daft.ie)