

For Sale

Guide Price €850,000

Sherry
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Fogarty



John's Mall, Birr,
Co Offaly. R42 HK12.

sherryfitz.ie



John's Mall in Birr is an impeccable and elegant period residence, with one of the most recognised addresses in the Midlands, located in the heart of the picturesque town of Birr, in the faithful county of Offaly.

Birr, complete with castle & estate, built by the river Camcor, is located approx. 140 kms from Dublin and approx. 95 kms from Galway. It represents a thriving community, education, commercial enterprise, sports, with a variety of cafes, pubs, restaurants, hotels, and tourist attractions within easy reach.

This fine and gracious period home on John's Mall is a wonderful example of a restored Georgian townhouse, true to its original form, and lovingly cared for and enjoyed by the current owners for more than fifty years. An opportunity to purchase and live in one of these beautiful houses comes along just once in a lifetime.

From the moment you approach the house you cannot fail to be impressed by the original cast iron railings, the limestone steps leading to the ornate front door with fanlight & polished brass, and the perfect symmetry and proportions of this gorgeous house.



Accommodation

Ground Level

Entrance Hall 2.50m x 4.84m (8'2" x 15'11"):

Family Room 4.22m x 4.84m (13'10" x 15'11"): Brown Marble fireplace

Living Room 4.29m x 4.84m (14'1" x 15'11"): White Marble fireplace, wall lights and decorative cornice.

Dining Room 4.28m x 2.93m (14'1" x 9'7"): Elegant view of rear garden

Kitchen 4.22m x 2.93m (13'10" x 9'7"): Range of units. Plumbed for dishwasher. Electric oven and hob.

Basement Level

Hall 2.47m x 5.20m (8'1" x 17'1"):

Utility Room 4.23m x 4.04m (13'11" x 13'3"):

Office 4.23m x 3.73m (13'11" x 12'3"):

Boot room 2.47m x 2.57m (8'1" x 8'5"):

Sitting Room 4.31m x 4.80m (14'2" x 15'9"):

Storage Room 1 2.28m x 2.97m (7'6" x 9'9"):

Storage Room 2 2.97m x 1.93m (9'9" x 6'4"):

Split level on Stairs

Entry Hall 2.52m x 1.25m (8'3" x 4'1"):

Hall 1.56m x 1.22m (5'1" x 4'):

Bathroom 2.52m x 2.22m (8'3" x 7'3"):

First Floor

Landing 2.49m x 2.45m (8'2" x 8'):

Bathroom 3.11m x 3.62m (10'2" x 11'11"):

Bedroom 1 4.14m x 2.58m (13'7" x 8'6"):

Bedroom 2 3.09m x 3.84m (10'2" x 12'7"):

Bedroom 3 4.17m x 3.84m (13'8" x 12'7"):

Bedroom 4 2.50m x 3.30m (8'2" x 10'10"):

Master Bedroom 4.29m x 4.52m (14'1" x 14'10"):

Bedroom 6 4.28m x 3.26m (14'1" x 10'8"):





Once inside it is evident that many original Georgian features have been retained such as decorative cornicing, sash windows, period marble fireplaces, and high ceilings, all of which contribute to the historic and distinctive character of the house.

Arriving at hall floor level the house offers four interconnecting reception rooms, with endless natural light and beautiful views of both the gardens and John's Mall itself. The current owners located their kitchen at this level and took full advantage of the heartwarming views from all aspects, and windows allowing endless natural light. The connection to the stunning rear garden is wonderful from these rooms. The first-floor level is laid out with six bedrooms and a bathroom. Some rooms overlook the Mall and its unique structures, and some overlook the rear garden. Every view a picture.

The lower ground floor with its own access from John's Mall itself has five individual rooms ready to accommodate your needs and preferred uses. The original kitchen and pantry are located here complete with preserving hooks in ceiling and an open fireplace with crane. The four other rooms could be the ideal space for a dedicated home gym, a laundry room, household storage or indeed a home office suite. As well as the access from the Mall to the front, there is a staircase and door to the rear breath-taking garden.

Once in the gardens it is difficult to believe that you are in the centre of Birr, an easy walking distance from all services and shops.

Birr is renowned for its preserved Georgian heritage, featuring charming terraces, including John's Mall & Oxmantown Mall. The town is home to Birr Theatre and Arts Centre along with Birr Castle Demesne, the ancestral seat of the Parsons family - the Earls of Rosse - for fourteen generations.

Birr Vintage Week & Arts Festival occurs every August and is a fantastic weeklong celebration of Birr's history and culture with a jam-packed programme of events.

A great advantage to living in such a vibrant residential town are the many clubs and societies available to its residents. Rugby, GAA, soccer, golf, tennis, cycling and angling, to name a few. There are endless opportunities to be a part of the active and friendly community of Birr town.

There is access to a range of quality educational institutions locally. Along with a newly built Gaelscoil, there are five other primary schools locally to choose from.

Local second-level schools are St. Brendan's Community School, Banagher College (bus available from Birr) and Cistercian College Roscrea, a boarding and day school for boys (bus available from Birr for day-boarders).



Special Features & Services

A Protected Structure with Offaly Co Co
 Cast iron iron railings to front with tooled limestone steps to front entrance.
 Lower ground floor level has been dry lined throughout.
 Original sash windows with casements and shuttering to all front windows.
 Moulded architraves, skirting & panelled doors throughout.
 Sliding pocket doors in interconnecting rooms.
 Automower installed in rear garden. (Wired system)
 House was rewired and re plumbed over the years.
 Outside tap.
 Exterior socket and lights in courtyard.
 Intruder alarm installed.

- **SERVICES** | Mains electricity, mains water, oil-fired central heating, & high-speed broadband.
- **FIXTURES & FITTINGS** | Curtains, carpets and white goods to be included in the sale.
- **TENURE & POSSESSION** | The property is offered for sale freehold with vacant possession being given at the closing of sale.

(All distances/times are approximate.)

- 36.3 km/ 30 minutes to Tullamore
- 44.8 km/ 40 minutes to Athlone
- 96.1km/ 1 hour & 20 minutes to Galway City
- 105km/ 1 hour & 20 minutes to Shannon Airport
- 147km/1 hour & 45 mins to Dublin Airport

Directions

Please follow Eircode R42 HK12

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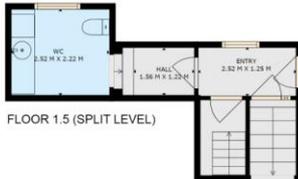
Garden Railed front lawns, private vehicular gates to rear courtyard & garden. Breath taking rear garden filled with fruit trees, shrubbery, herbaceous border, and surrounded by original high stone walls. Three useful garden sheds.



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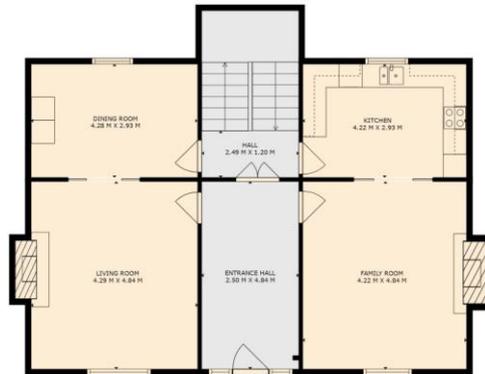
FLOOR 1.5 (SPLIT LEVEL)



FLOOR 3



FLOOR 1 (BASEMENT LEVEL)



FLOOR 2 (ENTRANCE/GROUND LEVEL)

This Plan Is For Illustrative Purposes Only. All Measurements Are Approximate And No Responsibility Is Taken For Any Error, Omission Or Mis-statement.



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