

# For Sale

Asking Price: €850,000

Sherry  
FitzGerald  
Fogarty



4 John's Mall, Birr,  
Co Offaly. R42 VO45.

[sherryfitz.ie](http://sherryfitz.ie)



Number 4 John's Mall is a beautiful period home, carefully renovated and cared for down through the years. A joy to live in, Birr is located in the heart of the Midlands, a picturesque town complete with Castle and Estate, in the faithful county of Offaly. Situated 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.

No 4 is a fine and gracious period home, a wonderful example of a restored Georgian townhouse, true to its original form, and lovingly cared for and enjoyed by the current owners for a long number of years. No 4 has a south facing aspect, encouraging warmth and light throughout the house. 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.

Once inside it is evident that most 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. It is also evident that the house has benefitted from re wiring, re plumbing, a new roof, re rendering, along with many other important upgrades. It is ready for immediate occupation, without any additional outlay or expense.



## Accommodation

**Entrance Hall** 2.71m x 4.19m (8'11" x 13'9"):

**Living Room** 4.99m x 3.88m (16'4" x 12'9"):

**Study Room** 4.99m x 2.22m (16'4" x 7'3"):

**Family Room** 4.66m x 6.34m (15'3" x 20'10"):

### Basement

**Hall** 2.71m x 2.66m (8'11" x 8'9"):

**Kitchen Room** 4.62m x 6.34m (15'2" x 20'10"):

**Sitting Room** 5.12m x 4.10m (16'10" x 13'5"):

**Store Room** 5.12m x 2.15m (16'10" x 7'1"):

**Store** 2.01m x 2.36m (6'7" x 7'9"):

**Utility Room** 2.70m x 3.01m (8'10" x 9'11"):

**Bathroom** 0.88m x 2.09m (2'11" x 6'10"):

**Split level Bathroom** 3.63m x 1.66m (11'11" x 5'5"):

### First Floor

**Hall** 2.68m x 2.21m (8'10" x 7'3"):

**Bedroom 1** 4.60m x 3.12m (15'1" x 10'3"):

**Bedroom 2** 4.60m x 3.12m (15'1" x 10'3"):

**Bedroom 3** 2.69m x 1.93m (8'10" x 6'4"):

**Master Bedroom** 5.14m x 3.74m (16'10" x 12'3"):

**En-Suite** 3.34m x 2.51m (10'11" x 8'3"):

**Walk in Wardrobe** 1.70m x 2.51m (5'7" x 8'3"):





## Location

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

(All distances/times are approximate.)

**BER** BER Exempt

## Special Features & Services

- South facing aspect to the front of house.
  - Aga in kitchen. (Oil fired)
  - Multi fuel stove in living room.
  - Oil fired central heating with efficient boiler.
  - Bespoke handmade kitchen units
  - Original marble fireplaces
  - Perfect layout for family life
  - South facing aspect to front of house
  - Original cast iron railings externally.
  - Sash windows and casements throughout
- Outside:
- Stunning rear garden over 120ft long.
  - Original stone coach house, plumbed for water and wired for electricity. Ideal for conversion to an independent living unit.
  - Stone paved courtyard fully enclosed with secure gate to John's Mall



Accommodation is perfectly laid out with use great use made of all rooms.

Arriving at hall floor level the main reception hall is home to a beautiful, curved staircase and stunning ceiling plasterwork. To the left there are two interconnecting reception rooms, a dining room and a home office. And to the right a beautiful drawing room with windows at each end, providing endless natural light and beautiful views of both the gardens and John's Mall itself. The original marble fireplace is the centrepiece and completes a stunning room for entertaining.

The lower ground floor has been professionally tanked, is deeply comfortable, and has natural daylight in each room. It provides for everyday use. This area is home to the kitchen complete with bespoke units, a pantry and the heartwarming Aga. A separate entrance from the front of the house allows access under the front steps to this level. There is a living room just off with a wood burning stove, and an adjoining room ideal as a boot room, or small study. A lavatory and utility area are on the return which also has access to the rear courtyard.

At first floor level there are four fine bedrooms, the master with an ensuite bathroom and a walk-in wardrobe. There is also a separate family bathroom.

There are wonderful views from all rooms both the house gardens, and of John's Mall itself. Every view is a picture. 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.

Outside the rear courtyard is paved in a herringbone pattern, leading to the former Coach house, a valuable addition ideal for conversion to an independent living unit for an au pair, a family relation or indeed for a rental income. Water and power have been provided here already. This is the ideal BBQ space with a covered eating out area. Your car can also be driven and parked to the rear of the house in a gated, secure setting.

Behind the Coach house is the secret and stunning garden. A gardeners dream. It is over 120 ft long with high stone walls on each side. Long enough to always be in sunlight and ready for your design and planting plan.

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.

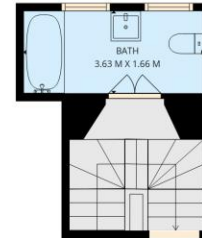
Birr Vintage Week & Arts Festival occurs every August and is a fantastic weeklong celebration of Birr's history and culture with a jam-packed programme of events.

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.

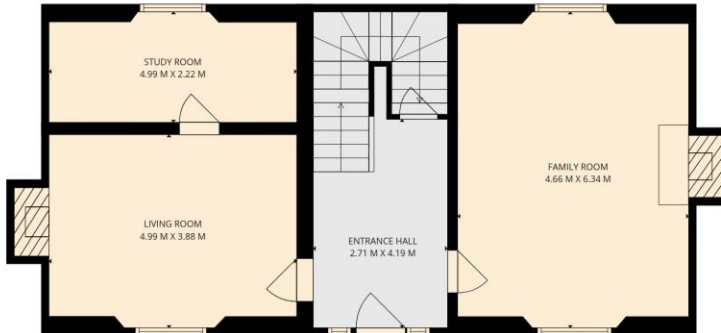
Local second-level schools are St. Brendan's Community School, Banagher College (bus available from Birr) and Cistercian College Roscrea, a boarding and day school for boys (bus available from Birr for day-boarders).



FLOOR 3 - UPPER LEVER



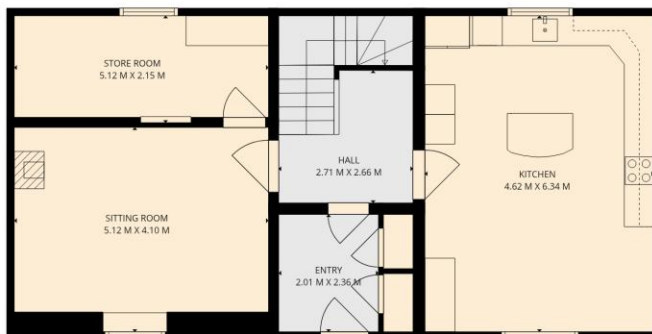
SPLIT LEVEL - FLOOR 2/3



FLOOR 2 - ENTRANCE LEVEL



SPLIT LEVEL - FLOOR 1/2



FLOOR 1 - LOWER 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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