



VERMONT HOUSE

BALLYSIMON COMMONS ROAD, CO. LIMERICK



FOR SALE BY PRIVATE TREATY

**VERMONT HOUSE,
COOLYHENAN,
BALLYSIMON,
LIMERICK V94P3K2**

GUIDE PRICE: €1,000,000

BER C1



DESCRIPTION

Property Partners de Courcy O Dwyer are delighted to offer for sale this substantial property approximately c. 8,500 Sq. Ft. on 6 acres of grounds. The property which is presented in excellent condition would in our opinion suit for a variety of uses such as a private residence, hostel, B&B, student accommodation or indeed a housing association (subject to PP).

The property briefly comprises of the following entrance veranda, entrance foyer, entrance hallway, 2 guest w.c's, living room, guest dining room, kitchen, laundry/utility room, store, four ensuite bedrooms, living room, kitchen and guest w.c. on the ground floor. The first floor in two sections comprises of 7 ensuite bedrooms and a further 3 bedrooms one ensuite shower room, one ensuite bathroom, living room, kitchen and w.c. The second floor has 4 ensuite attic rooms and living room.

Outside there are 6 acres of land to include gardens and a large detached workshop / garage of c. 85 Sq. M. with carport to the front.

This magnificent property is accessed via electronic gates with a tarmacomed driveway to the front and side of the property.



ACCOMMODATION

Ground Floor

- **Entrance Hall** Hardwood entrance door. Tiled floor. Wainscotting intricate detailed centre piece and coving. Marble tiling. Underfloor heating.
- **Guest W.C. x 2** Both with W.C. W.H.B. Marble flooring and part tiled walls. Recessed lighting.
- **Living Room** Solid timber flooring with a tiled border surround. Feature ornate mahogany fireplace with cast iron and tiled inset and solid fuel stove. Mahogany ornate over mantel. Cast iron radiators. TV point. Marble tiling. Underfloor heating. Double glass doors leading to...
- **Large Dining Room** Solid oak flooring. Centre piece and coving. Wainscotting. Double glazed sliding patio door to rear garden.
- **Kitchen / Dining Area** Fully tiled floor. All plumbing in situ for sinks, cookers etc.
- **Utility Room** Fully tiled floor. Plumbed for washing machine. Vented for dryer.
- **Room 1** Double room with Shower.
- **Kitchen** Array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Indesit oven. Four plate hob.
- **Room 3** Double bed. Fitted wardrobes. Shower cubicle. W.H.B.
- **Room 4** Double room. Fitted wardrobes. W.C. Shower cubicle. W.H.B.
- **Room 5** Double bedroom. Fitted wardrobes. Shower cubicle. W.H.B.
- **Hallway** Porcelain flooring.
- **Guest W.C.** W.C. W.H.B. Tiled floor. Part tiled walls.
- **Second Guest W.C.** W.C. W.H.B.

First Floor Level

- **Kitchen / Dining Room** Ample array of eye and floor level units. Single drainer one and a half bowl stainless steel sink unit. Belling ceramic hob. Extractor fan. Electrolux oven. Tiled floor. Double glazed French door to patio.
- **Bathroom** Bath. W.C. W.H.B. Recessed lights.
- **Living Room** Centre piece and coving. Dimmer switch. TV point.
- **Bedroom 1** Centre piece and coving. Fitted wardrobes.
- **Ensuite** Tiled shower cubicle. W.C. Wash hand basin in vanity unit. Extractor fan.
- **Bedroom 2** Range of fitted wardrobes. Wash hand basin in vanity unit. French door to patio.
- **Bedroom 3** Centre piece and coving. Recessed lighting. Range of fitted wardrobes and overhead presses.
- **Ensuite Bathroom** Bath with shower attachment. W.C. W.H.B. Part tiled walls. Heated towel rail.
- **Entrance Hallway** Double glazed sliding patio door to entrance hallway. Hardwood flooring. Centre piece and coving. Recessed lighting.
- **Attic Room** Currently used as an office.

Continuation of First Floor

- **Bedroom 21** Double bedroom. Centre piece and coving.
- **Ensuite** Shower cubicle. W.C. W.H.B. Recessed lighting.
- **Bedroom 22** Double bedroom. Centre piece and coving.
- **Ensuite - Shower Room** Shower cubicle. W.C. Wash hand basin.
- **Room 23** Double bedroom. Centre piece and coving. Fitted wardrobe.
- **Ensuite - Shower Room** Tiled shower cubicle. W.C. Wash hand basin. Part tiled walls.
- **Bedroom 24** Double bedroom. Centre piece and coving.
- **Ensuite** Tiled shower cubicle. W.C. Wash hand basin. Part tiled walls.
- **Bedroom 25** Double bedroom. Centre piece and coving.
- **Ensuite** Tiled shower cubicle. W.C. Wash hand basin. Part tiled walls.
- **Bedroom 27** Double bedroom. Fitted wardrobe.
- **Ensuite** Tiled shower cubicle. W.C. Wash hand basin. Part tiled walls.
- **Bedroom 28** Double bedroom. Centre piece and coving.
- **Ensuite** Tiled shower cubicle. W.C. Wash hand basin.
- **Second Floor Level**
- **Attic Room 32** Double bedroom. Walk in wardrobe space.
- **Ensuite** Tiled shower cubicle with Triton T90 SR electric shower. W.C. W,H.B. Tiled floor. Part tiled walls.
- **Attic Room 33** Double bedroom.
- **Ensuite** Shower cubicle. W.C. W.H.B.
- **Attic Room 34** Double bedroom. Velux window. Recessed lighting.
- **Ensuite** Shower cubicle with Mira Elite electric shower. W.C. W.H.B.
- **Attic Room 31** Living Room / Double bedroom.
- **Ensuite**
- **Outside** The property is accessed via a four column brick and granite pillars with a curved wrought iron railed surround and electric gates to a tarmac driveway leading to the front and rear of the property. Concrete railed paddocks of c. 6 acres. The driveway has a number of lights to the front of the house there is a raised fountain. The mature gardens are well stocked with raised beds, with plants, trees and shrubs and includes a pond currently stocked with numerous fish. Large detached workshop / garage built of block construction with a veranda to the front with cobblelock drive. Veranda 6.6 x 5.25. The workshop garage 10.45 x 8 and has a vaulted corrugated steel roof, three phase power and concrete base floor. Rear garden is mainly laid to lawn. Extensive raised patio area.



SPECIAL FEATURES

- Detached
- C. 6 acres
- Double glazed windows
- Oil fired central heating
- Part under floor heating
- C. 8,500 Sq. Ft.
- Quality finishing throughout
- Suitable for a variety of uses including guest house
- Facade of the building is of brick and Kilkenny limestone
- Pillars at the front have granite tops
- Front has a separate entrance via double steel gates to the left hand side of the site
- Veranda to the front of the property before the entrance foyer

Contact Negotiator

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Contact Agent

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**PROPERTY
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.