

For Sale

Asking Price: €550,000

**Sherry
FitzGerald**
Fogarty



Ivy House, Loughkeen, Carrig, Birr,
Co Tipperary. R42 YA25.

BER D1

sherryfitz.ie



Sherry FitzGerald Fogarty take great pleasure in presenting Ivy House to the market; a truly impressive and elegant family residence set on 1.03 acres of private gardens and, in a country setting, yet convenient to Birr town.

Built originally in 1958 Ivy House has a floor area of approx. 199 sq. mts/2,142 sq. ft. and is a superbly appointed and deeply comfortable country house. This beautiful house was completely remodelled in 2018, and every detail was renewed and upgraded. It is presented for sale in perfect condition. A stunning home it features an electric Aga, a bespoke handmade kitchen, all new windows and doors, hardwood floors, multi fuel stoves, a conservatory & a simply stunning garden to name just a few.

The location is so scenic just opposite Lockeen Church, close to Birr, and within striking distance of Lough Derg and its many villages, Terryglass, Dromineer, & Garrykennedy all boasting wonderful restaurants.

Accommodation comprises, an entrance hall, a sitting room, a dining room, a kitchen with dining area, a study, a conservatory, a ground floor bedroom with shower room just off, and a boot room.

At first floor level there are four bedrooms and a beautiful family bathroom. The master bedroom has an en suite and a walk-in wardrobe. Each room is beautifully appointed, and all have wonderful views of the surrounding countryside. The internal layout could easily adapt to accommodate a granny flat/independent living unit at ground floor level, if needed.



Accommodation

Entrance Hall 3.77m x 1.19m (12'4" x 3'11"): Hardwood Oak floor with matwell

Dining Room 4.92m x 4.06m (16'2" x 13'4"): Beautiful stone fireplace with insert stove
French doors to rear garden with mature box hedging and established Bleach trees
Recessed display cabinet & hardwood flooring

Sitting Room 4.70m x 3.66m (15'5" x 12'): White marble fireplace with wood burning stove
Hardwood floor, wall lights, & curved bay to one side.

Kitchen 5.54m x 4.06m (18'2" x 13'4"): Stunning bespoke kitchen remodeled in 2007
Electric Aga cooker in classic cream finish. (Run on night rate electricity)
Contrasting painted and natural wood units with a larder unit & a Belfast sink.
Ceramic tiled floor

Porch 1.78m x 1.19m (5'10" x 3'11"): Glazed porch with access to front garden. Marble tiled floor

Study 3.04m x 2.62m (10' x 8'7"): Brick fireplace with wood burning stove

Conservatory 3.86m x 3.25m (12'8" x 10'8"): Terracotta tiled floor
French doors to front garden

Shower Room 1.57m x 1.50m (5'2" x 4'11"): WC, WHB & Power shower.
Ceramic tiling

Bedroom 1 2.62m x 1.96m (8'7" x 6'5"): Small quite room and very useful at ground floor level.

Boot Room 3.62m x 2.09m (11'11" x 6'10"): Great range of units
Plumbed for washing machine and dryer
SSS & door to rear garden
Central vacuum system located here.

First Floor Stairs to first floor with polished Teak handrail

Bedroom 2 4.10m x 3.44m (13'5" x 11'3"): Large bedroom with carpet floor, wall lights, walk in wardrobe and en-suite shower room.

En-Suite 1.46m x 2.51m (4'9" x 8'3"): Ceramic tiling & power shower

Walk in Wardrobe 2.51m x 1.45m (8'3" x 4'9"): With shelves & hanging rails.

Bedroom 3 3.04m x 2.67m (10' x 8'9"): Currently in use as a study, with floor to ceiling book cases.

Bedroom 4 3.66m x 3.04m (12' x 10'): Built in wardrobe.

Bedroom 5 3.04m x 2.24 (10' x 2.24): Wood flooring and wall lights

Bathroom 4.31m x 2.62m (14'2" x 8'7"): Painted wainscoting & beautiful country feel
Jacuzzi bath, WHB in stand. Timber floor

Linen cupboard .92m x 3.00m (.301'10" x 9'10"): Linen cupboard with great shelving and storage

Garage/Store Ideal for convince to domestic use as a games room or gym
Heating installed
Newly roofed
Fuel sore to back of boiler house and hen house on gardens
BBQ area and potting terrace





Garden

Outside there is a large garage, a power room, and a covered BBQ area. All so important and useful to the house. The south facing patio is bordered by established Bleach trees and mature box balls. A secret opening in the hedge leads to the breath-taking garden. A garden that has struck the correct balance between being a gardening haven with every imaginable flower & shrub, whilst also embracing biodiversity & sustainability. It features a Polydome greenhouse, a fruit garden, fruit trees, (some originated from Seed Savers) a pond, a vegetable garden, and a private walk.

Directions

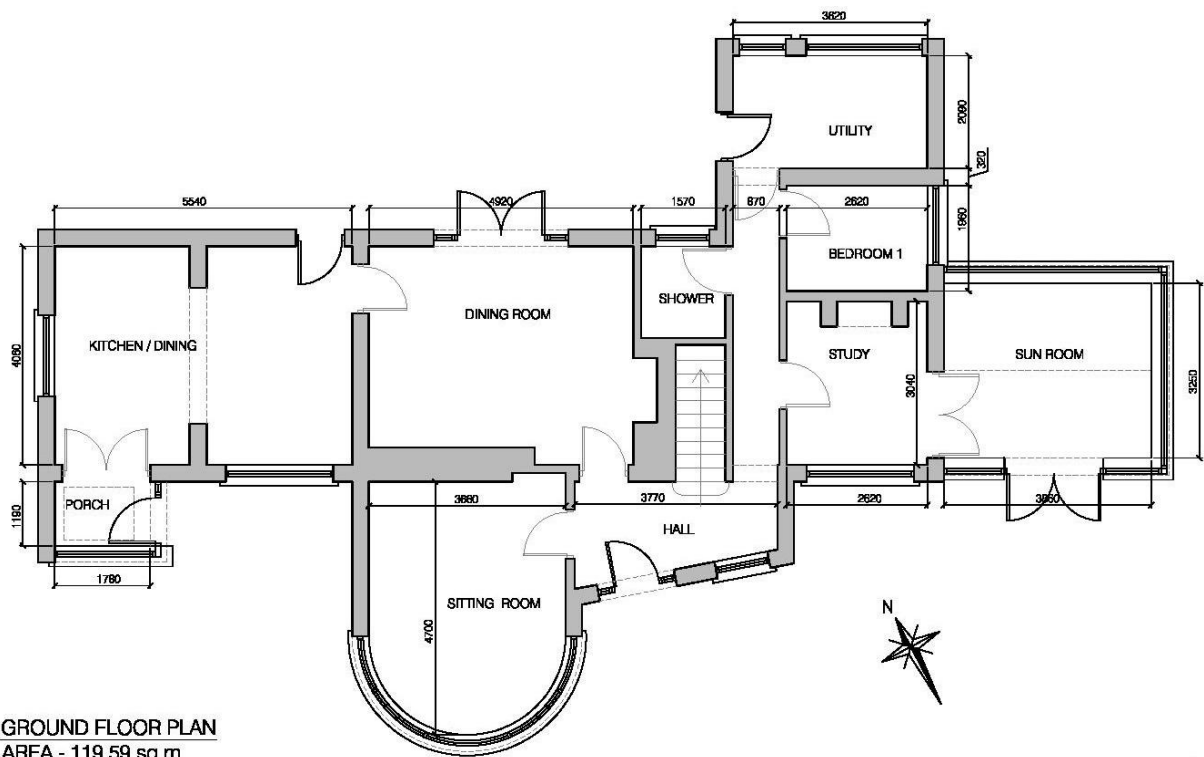
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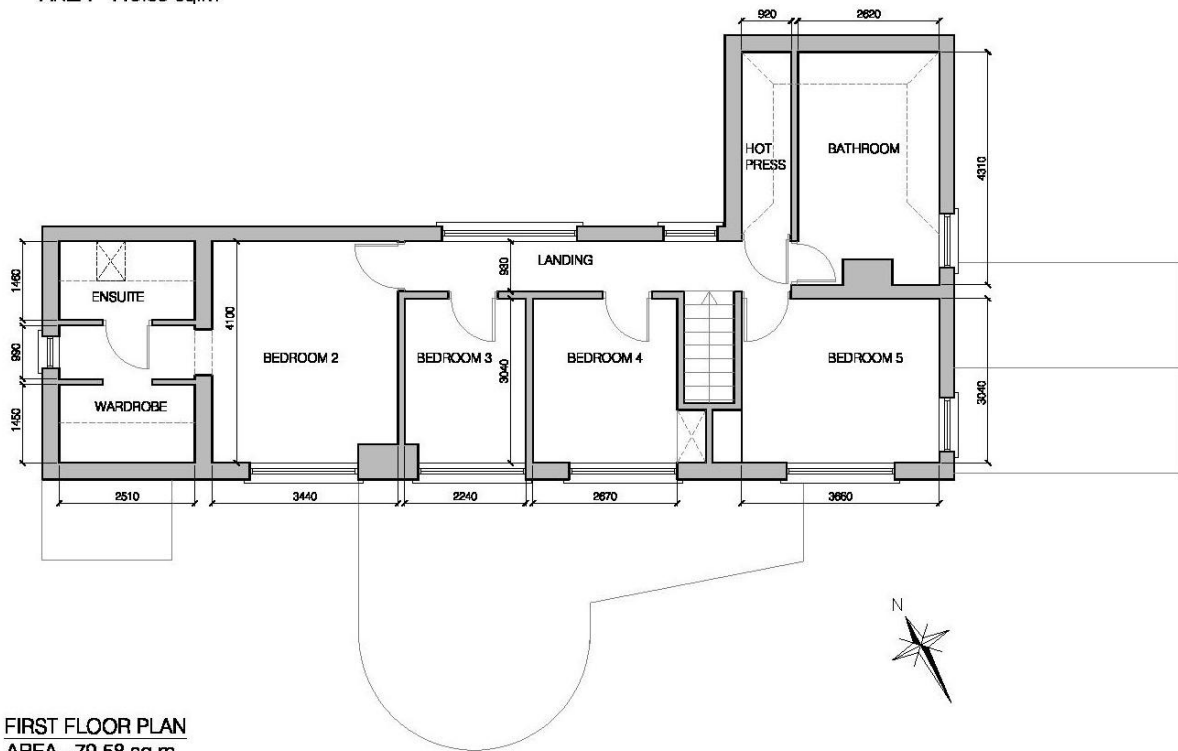
Special Features & Services

- In 2007 the entire house was fully renovated, including rewiring and re-plumbing. New windows and doors installed & conservatory built
- Group water scheme, now a mains water connection. Septic tank with newly installed percolation area.
- Power room in outside building with oil burner, water tank, & water softener. (No water tank in attic)
- Located in Co Tipperary but with an Offaly postal address.
- Insulation- Walls pumped and attic reinsulated
- Fascia soffit and gutters all newly installed
- Solar panels installed for heating water
- All power showers in each bathroom.
- Oil fired central heating and wood burning stoves.
- Satellite broadband installed & NBI broadband should be installed before year end
- Electric front gates and intercom to front hall.
- Phonewatch alarm system
- Zoned heating controls on a 7-day timer
- Central vacuuming system





GROUND FLOOR PLAN
AREA - 119.59 sq.m



FIRST FLOOR PLAN
AREA - 79.58 sq.m



NEGOTIATOR

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