



Brookfield House,
Coolbawn,
Nenagh, Co. Tipperary, E45EY67.





Step into history with Brookfield House, a magnificent Georgian period residence dating from circa 1825, peacefully nestled just 400 metres from the picturesque shores of Lough Derg.

This distinguished property is a protected structure and proudly listed on the National Inventory of Architectural Heritage, reflecting its timeless elegance and architectural significance. Set within 3.1 hectares (7.6 acres) of stunning private grounds, the estate includes beautifully maintained stone-built outbuildings, a charming walled garden and orchard with many varieties of established apple trees, private lawns, woodland and a private paddock, offering a perfect blend of period character and rural tranquillity.

Adding to its unique appeal is a registered right-of-way to the lakeshore, providing access to Lough Derg—an idyllic setting for boating, fishing, or lakeside relaxation.

The residence boasts a classic three-bay, two-storey Georgian façade, featuring large timber sash windows that flood the interiors with natural light and a distinguished hall door with fanlight, epitomizing the grace and symmetry of Georgian architecture.



Accommodation

Entrance Hall 10.8m x 3.6m (35'5" x 11'10"): with hardwood floor and stairs to overhead accommodation

Drawing Room 5.02m x 8.11m (16'6" x 26'7"): with cast inset marble fireplace with solid fuel stove, coving, centrepiece & bay window

Dining Room 5.0m x 2.83m (16'5" x 9'3"): with teak panelled wall & French doors to patio & conservatory

Sitting Room 4.75m x 3.54m (15'7" x 11'7"): with marble fireplace mahogany fitted presses, fitted bookshelves and French doors

Conservatory 10.41m x 2.06m (34'2" x 6'9"): with ceramic floor & French doors to exterior

Kitchen/Dining Room 4.37m x 5.58m (14'4" x 18'4"): with hardwood fitted kitchen, Aga oil fired range & French doors etc

Utility Room 4.71m x 4.65m (15'5" x 15'3"): with fitted units, Grant oil burner & plumbed for washing machine & tiled floor

Dining Room 5.0m x 6.71m (16'5" x 22'): with cast inset marble fireplace, coving etc

Under Stairs WC 1.79m x 1.09m (5'10" x 3'7"): with handbasin

First Floor

Library 5.52m x 5.58m (18'1" x 18'4"): with marble inset mahogany fireplace with gas fire, bay window and built in bookshelves

Bedroom One 4.8m x 4.7m (15'9" x 15'5"): with handbasin

Bedroom Two 4.9m x 3.5m (16'1" x 11'6"): with handbasin & open fireplace

Bedroom Three 5.7m x 5.0m (18'8" x 16'5"): with built in wardrobes and door to balcony area

Bedroom Four 5.04m x 5.5m (16'6" x 18'1"): with marble fireplace & ensuite with shower, wc and handbasin

Bathroom 4.03m x 3.59m (13'3" x 11'9"): with bath, wc, handbasin & marble fireplace

Office/ Bedroom 4.15m x 2.98m (13'7" x 9'9")











Approximate total area⁽¹⁾

409.8 m²

Reduced headroom

2.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Ground Floor



Floor 1

Services

Water from private well, electricity, oil-fired central heating, drainage by septic tank.

Outside

Stable One- 6.0m x 4.3m (19'8" x 14'1"): with work bench

Stable Two -6.0m x 3.0m (19'8" x 9'10")

Former Coach House- 9.0m x 4.3m (29'6" x 14'1")

Garage- 5.0m x 4.6m (16'5" x 15'1"): with shelving

Fuel House- 12.5m x 4.95m (41' x 16'3"): lofted

Inclusions

All carpets, curtains and light fittings.

BER

Exempt

Location

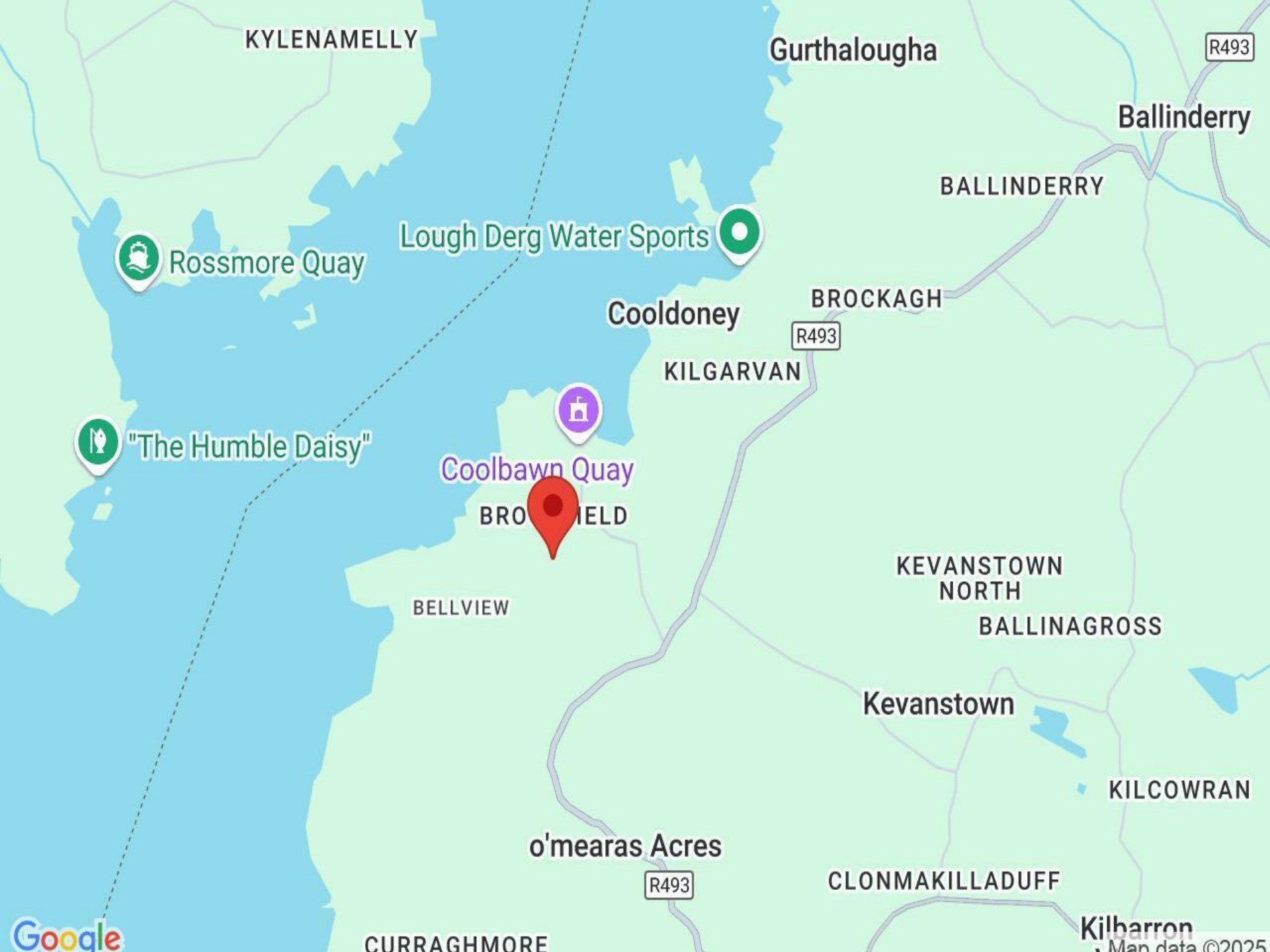
Just 400m from Lough Derg's scenic shoreline
Minutes from the vibrant village of Puckane, with local amenities including a grocery shop, two traditional bars, and an excellent national school.
Close to lakeside communities such as Terryglass, Portumna, and Dromineer.
Less than an hour's drive to Galway and Limerick.
Easy access to the M7 motorway and Shannon Airport.

Directions

Eircode E45EY67







KYLENAMELLY

Gurthallougha

R493

Ballinderry

BALLINDERRY



Rossmore Quay

Lough Derg Water Sports



Cooldoney

BROCKAGH

R493

KILGARVAN



Coolbawn Quay



"The Humble Daisy"

BROFIELD



BELLVIEW

KEVANSTOWN
NORTH

BALLINAGROSS

Kevanstown

KILCOWRAN

o'mearas Acres

R493

CLONMAKILLADUFF

Kilbarron

Map data ©2025



SELLING AGENT

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