

Teach de
Donncadh Ó'h-Annagáin

Boro Road • Anglesboro • Co. Limerick

BER
Exempt



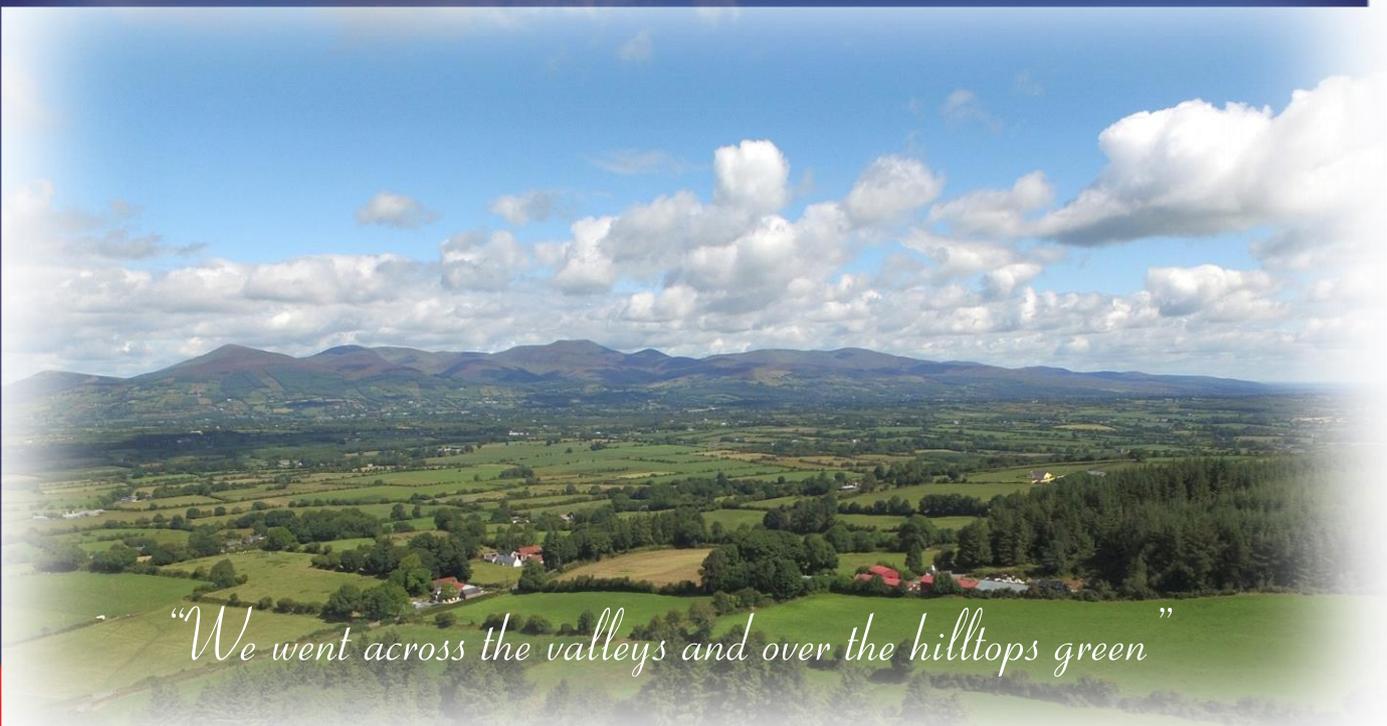
Detached House on c.1.65 acres

Guide €45,000

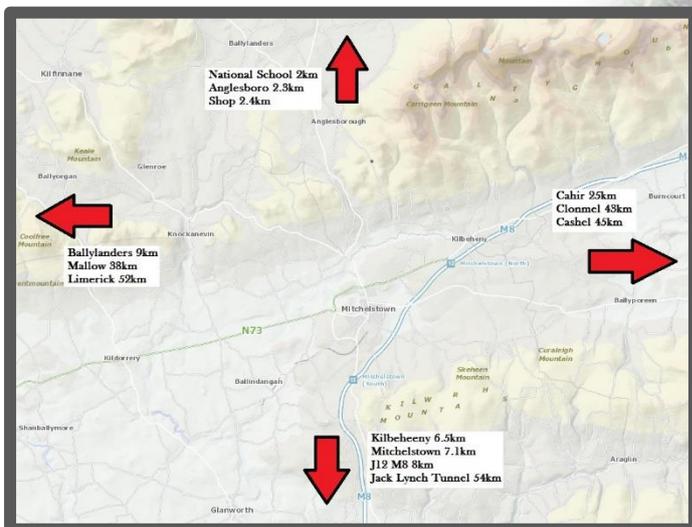
Michael Dorgan Auctioneers & Valuers are privileged to present this part of history to the market. Birthplace of Major General Donncadh Ó'h-Annagáin, the property has a tremendous character & legacy. Furthermore benefiting from a superb c.1.65-acre elevated site in an area of outstanding natural beauty with potential for further development. A rare opportunity to develop outside of the rural housing control zone residency clauses.

Viewing is recommended & strictly by appointment with sole agent:

Location:



Located just off the R513 Limerick Rd, A short drive from the amenities of Anglesboro & Kilbehenny villages, 10minutes Mitchelstown. Cork & Limerick are all within commuting distance. The M8 Motorway is easily accessed at Junction 12(8 minutes), with the property just 35minutes from the Jack Lynch Tunnel. Despite such convenience the property benefits greatly from a picturesque scenic location with the most superb countryside views. Fishing, hill walking & equestrian activities are all prominent close-by.



Location Map

Features:

This unrepeatable property plays host to a number of attractive features:

- 8 minutes from Junction 12 of M8 Motorway.
- 7 minutes from Mitchelstown town centre.
- 35 minutes to the Jack Lynch Tunnel.
- 2km from shops and schools.
- Substantial c.1.65-acre elevated site.
- Feature stonework, ornate entrance piers etc.
- Stream & bridge on boundary.
- Electricity meter (disconnected).
- Planning permission potential without residency restrictions.
- Significant historical importance.

"Kilbehenny and Anglesboro (Gleann na gCreabhar), to the slopes of whose mountains we occasionally retired for rest & recuperation."



IN THIS HOUSE WAS BORN
Major General
Donncadh Ó h-Annagáin
1887 — 1962
Founder of the
1st Flying Column in Ireland
Go ndéanfaidh Dia trócaire
ar a anam dílis



Accommodation:

Kitchen/Living/ Dining room:

5.05m x 3.68m

(16' 7" x 12' 1")

- Concrete floor.
- Staircase
- Open fireplace.
- Bellows.

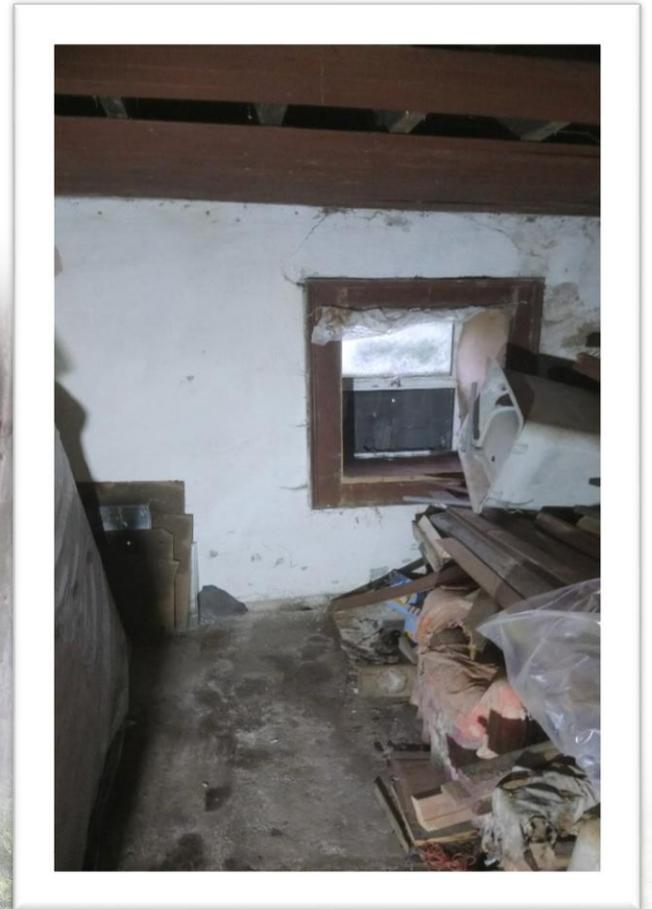


Bedroom:

3.68m x 3.05m

(12' 1" x 10')

- Concrete floor.



First Floor:

Room:

Head height 6' 10" ~ 2.08m

7.19m x 3.68m

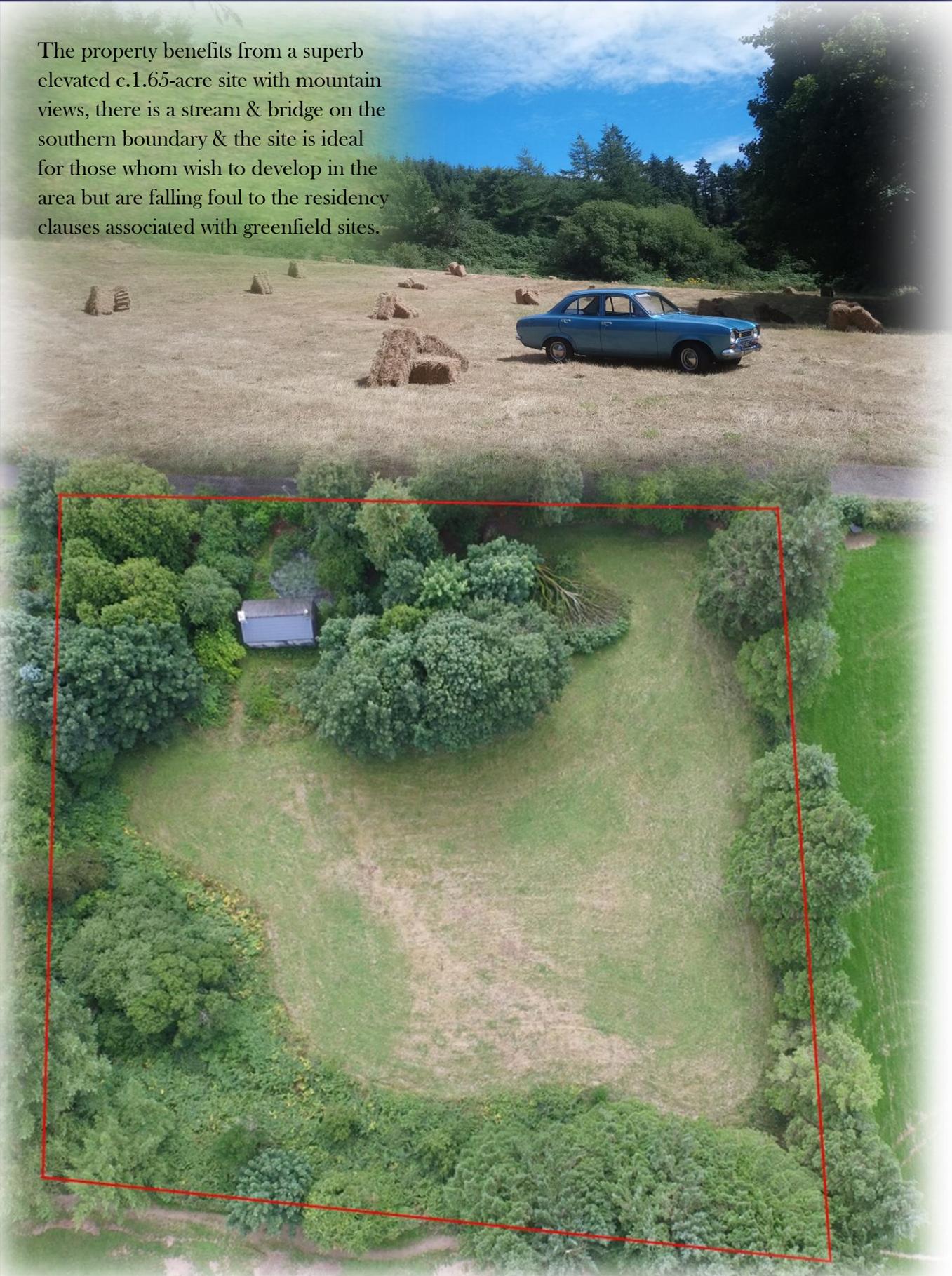
(23' 7" x 12' 1")

- Feature beams.
- Timber floor.
- PVC double glazed windows.



Outside:

The property benefits from a superb elevated c.1.65-acre site with mountain views, there is a stream & bridge on the southern boundary & the site is ideal for those whom wish to develop in the area but are falling foul to the residency clauses associated with greenfield sites.



Donncadh Ó h-Annagáin

Born in this house in 1887, Donncadh O'h-Annigan was one of the foremost leaders in the War of Independence and is credited with the establishment of the first Flying Column Active Service Units ever & led the East Limerick Brigade of the IRA during the War of Independence. Donncadh was the youngest of seven children whom through a scholarship in Albert College ended up in Dublin with a spell in Louth during 1916 training volunteers.



Unveiled by Senator Labhrás Ó Murchú, the plaque on the bridge in memory of Donncadh has been described as a symbolic gesture to a man who took the pro-Treaty side in the Civil War but spent the rest of his life endeavouring to heal wounds between old comrades.



Ó'h-Annagian became a key figure in establishing the Irish Defence Forces, during which time he rose to the rank of Major General. Later, he took up a civilian position with the Department of Defence.

One of the “stories” that arose during our research was that of Donncadh having disguised himself as a priest to visit republican prisoners in Limerick.

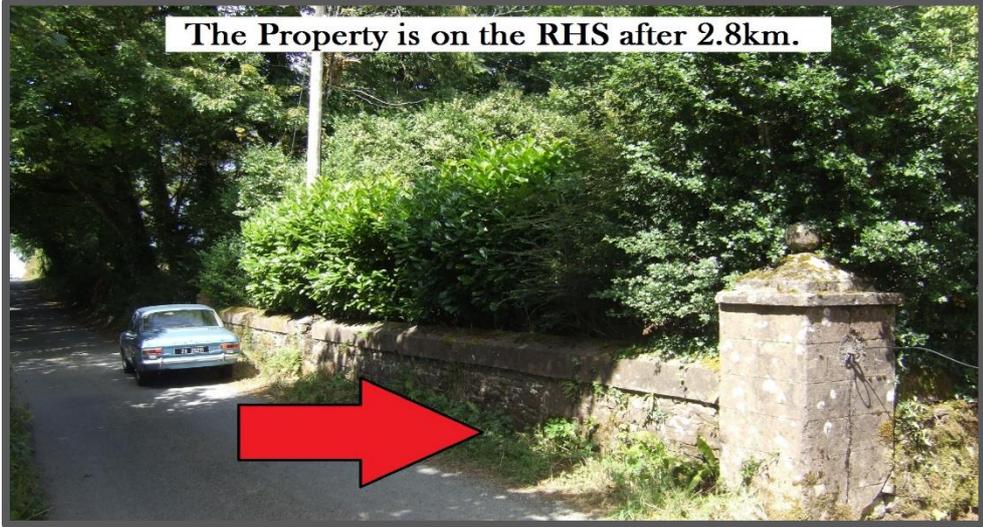
In the book “Limericks Fighting Story” he wrote
“ I wish to avail of this opportunity to pay tribute to the parish of Kilbehenny and Anglesboro [Gleann na gCreabhar], to the slopes of whose mountains we occasionally retired for rest and recuperation. . .”



Directions:



The Property is on the RHS after 2.8km.



Latitude

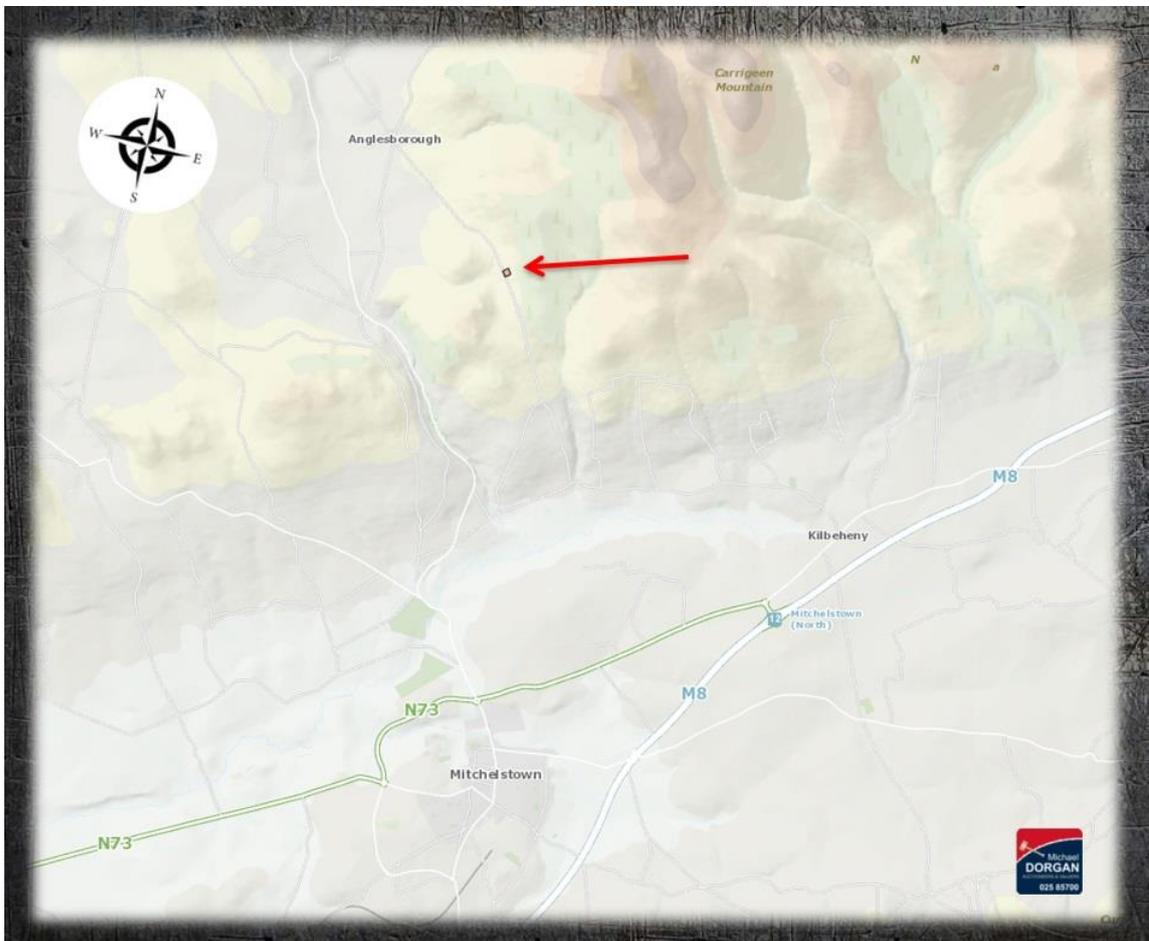
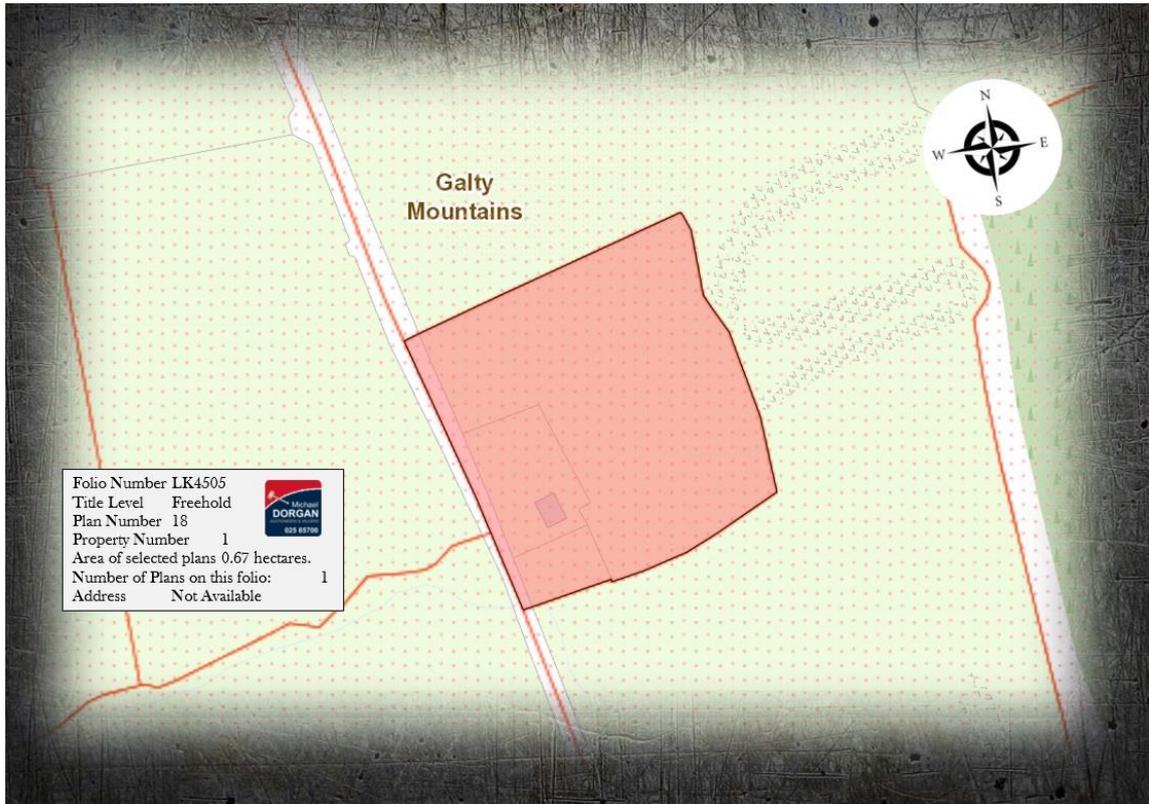
52.33221368226269

Longitude

-8.282290662582



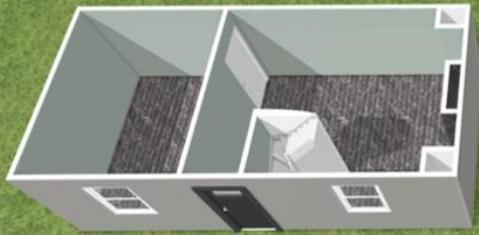
Documents:



Floor plans:



Ghleann na gCreabhar
 Folio Number LK4505
 Area of selected plans 0.67 hectares.
 Not to scale.

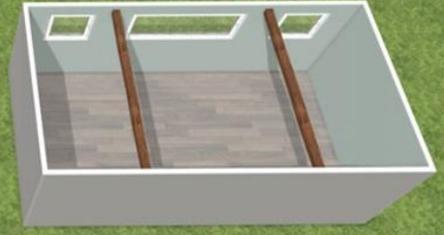


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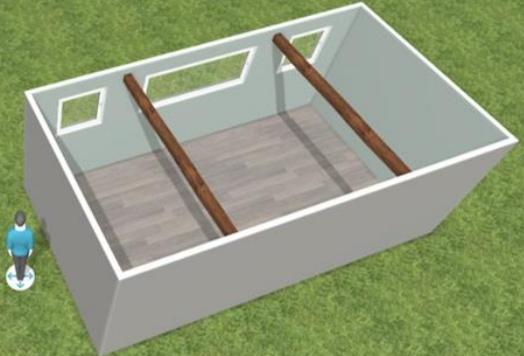
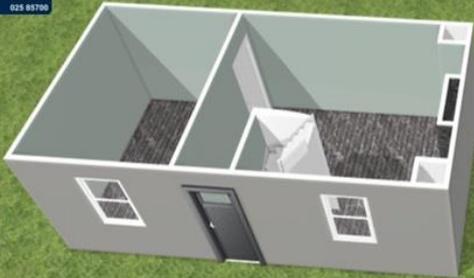
Ground Floor



For Illustration Purposes Only



First Floor



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For Illustration Purposes Only



Terms:

Guide: €45,000

This unrepeatable property is being offered for sale by private treaty. Terms are available and to be negotiated on application with agents:

Michael Dorgan Auctioneers & Valuers
Baldwin Street
Mitchelstown
Co. Cork

(025) 85700

Email: Info@michaeldorgan.ie

Viewing: Strictly by Appointment only.



**BER
Exempt**

Building Energy Rating

BER:

BER No.

EPI: kWh/m²/yr

Full BER Certs & Advisory reports available on request.

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