

# For Sale

Asking Price: €490,000

Sherry  
FitzGerald  
Fogarty



Main St, Shinrone, Birr,  
Co. Offaly. R42 V2R7.

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



Imaginatively and creatively restored is this 3-story 1740's – 1790's house. This property is built of magnificent period stone walls and enclosed by classical stone walls. In the 1930's to 2010 the house was the local village shop for everything, food to clothing which traded as 'Ryans'. The old shop front and interior preserved, today an exceptional space for the home or businesses anew.

Accommodation is laid out over 3 floors, each floor measuring approx. 90s.q.m, with the back 1930's extension another 30s.q.m.

The 4th floor has attic space with 3 Velux windows (to convert into 4 more rooms).

The house was reroofed and replaced timber work approx. 6 years ago. Features include Grande staircase, original doors, some window shuttering, and casements. Beautiful spacious rooms with high ceilings with some remaining plasterwork. Flagged floors and outside an original stoned Coach House.

The current owners have transformed the house. The house is rewired, generously insulated, and plumbed to European standard. All floorboards replaced. The 3-storey staircase all renovated with new steps. 9 fireplaces and chimneys cleared clean and relined with stainless steel flexi flue, chimney pots, flues mended, and bird proofed. Installed 6 stoves and a 7th fireplace in the dining room a Scandinavian design in iron. Windows are mainly double glazed.

A side access gate leads into enclosed rear courtyard with original stone coach house and cobbled yards.



## Accommodation

**Entrance Hall** 3.04m x 2.85 (10' x 2.85): Grande staircase to upper floors. Original flagged floor exposed.

**Dining Room** Stunning room spanning the width of the house. Incredible entertaining space. Aspect to front streetscape and rear garden.

**Kitchen** 4.8m x 3.6m (15'9" x 11'10"): Solid fuel Stove. SSSU. Door to back garden. kitchen units.

**Former Shop** 4.97m x 4.8m (16'4" x 15'9"): Wonderful space with the feel of a by-gone era. Own entrance from street with original display windows either side. Original shelving. Store to rear of shop.

**Store** 4.97 x 2.3: Old shelving. Door to rear garden.

### FIRST FLOOR RETURN

**Bathroom** 2.8m x 2.1m (9'2" x 6'11"): WC, WHB & Bath.

**Laundry room** 3.9m x 2.6m (12'10" x 8'6"):

### FIRST FLOOR

**Landing** 4.2m x 3m (13'9" x 9'10"):

**Bedroom 1** 4.8m x 3m (15'9" x 9'10"): Lovely view of back garden. Carpet on floor.

**Bedroom 2** 4.7m x 4.1m (15'5" x 13'5"): Carpet on floor.

**Sitting room** 4.9m x 5m. (16'1" x 16'5"): Solid fuel stove installed. Elegant and spacious room. Butlers pantry to rear.

**Study** 4.9m x 2.1m (16'1" x 6'11"):

### SECOND FLOOR

**Landing** 4.5m x 3.1m (14'9" x 10'2"):

**Bedroom 3** 5m x 3.6m (16'5" x 11'10"):

**Bedroom 4** 4.7m x 3.7m (15'5" x 12'2"):

**Bedroom 5** 4.7m x 3.4m (15'5" x 11'2"):

**Bathroom** 4.9m x 3.5m (16'1" x 11'6"):





## Garden

Outside is the original kitchen courtyard, coach house stables and stone outbuildings, which are in need of restoration. There is a large paddock behind these. Side access through cast iron gate.

## Directions

Please follow Eircode R42 VR47.

## Special Features & Services

- A protected structure exempt from a BER Cert.
- Mains water & mains sewerage connections.
- Newly roofed.
- Sunny rear courtyard, with original stone coach house and paddock to rear.
- Rewired by local electrician.
- All plumbing renewed to European Standard.
- All new wooden floors and new treads on staircase.
- Concrete flooring and original flags exposed.
- Protected Structure.
- All 9 chimneys cleaned out and relined with flexi-flue.
- Also stoves installed in each of the 9 rooms.

**BER** BER Exempt





**NEGOTIATOR**

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