



Ballintemple House, Cloughjordan Co. Tipperary, E53RY95

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BALLINTEMPLE HOUSE





Ballintemple House is a superb residential holding comprising of an elegant three-storey Georgian country house built c.1740 and retains most of its original period features. It is a listed structure on the National Inventory of Architectural Heritage. It includes a courtyard of stone built outbuildings and approx. 35.2 ha. (87 acres) of land.

The residence is approached over two sweeping post and railed driveways from the main Cloughjordan road and the Templeharry Road. The house which is centered on the land enjoys a magnificent private setting overlooking the paddocks with mature trees. The house offers extensive accommodation over three floors and has been carefully maintained by its present owners.

The lands consist of approx. 27.25ha (67.35 acres) of prime pasture lands, 8 ha (20 acres) of mature forestry, together with extensive outbuildings thereon. They have been carefully farmed over the years and are in the highest state of productivity. They have the benefit of extensive road frontage onto two roads which enables easy access to the entire holding. The Ballyfinboy river flows through the property. Biodiversity both in flora and fauna is in abundance with red squirrels, pine martins, otters, foxes, badgers, hares and a large variety of bird life including pheasant, jays and barn owls.

A 0.57ha (1.4 acres) walled garden 150 meters from the house is planted with a wide variety of trees 23 years ago including oak, beech, walnut, hornbeam, larch, western red cedar and Douglas fir.

Outbuildings include three slatted sheds, three bay cattle shed with straw bedding, a bull pen, a meal shed etc. There are mains electricity and water from private well servicing the lands.

This is an outstanding holding well situated 5 km from Cloughjordan (1st Eco Village in Ireland), 5 km from Moneygall (on the M.7), 24 km from the vibrant town of Nenagh, 64 km from Limerick and 150 km from Dublin.



Accommodation

Dining Room 6.3m x 4.75m (20'8" x 15'7"): with cast inset mahogany fireplace and pine flooring

Sitting Room 5m x 4.75m (16'5" x 15'7"): with cast inset iron fireplace, over mantle cornices, pine flooring

Wine Cellar 5m x 2.5m (16'5" x 8'2"): with cobble flooring and shelving

Kitchen/Dining Room 4.7m x 4.65m (15'5" x 15'3"): with oak fitted kitchen units, tiled floor, brick fireplace surround with solid fuel stove, and fitted oak cabinets

Sun Lounge/Dining Room/Breakfast Room 4.4m x 2.86m (14'5" x 9'5"): with Indian slate floor, timber vaulted ceiling and access to a walled kitchen garden

Pantry 3m x 2.4m (9'10" x 7'10"): with tiled floor

Utility Room 4.6m x 2.6m (15'1" x 8'6"): with plumbing for washing machine

Internal Hall 2.2m x 1.2m (7'3" x 3'11"): with slate floor

First Return

Office/Library 4.6m x 2.6m (15'1" x 8'6"): with cast iron fireplace and pine flooring

Main Bathroom 4.7m x 2.65m (15'5" x 8'8"): with shower, bath, wc, hand basin, large hot press and pine flooring

First Floor Landing

Bedroom One 5m x 4.75m (16'5" x 15'7"): with cast iron fireplace and pine flooring

Bedroom Two 5.3m x 4.7m (17'5" x 15'5"): with cast iron fireplace and pine flooring

Second Floor Landing

Bedroom Three 4.95m x 4.4m (16'3" x 14'5"): with pine flooring & cast iron fireplace

Bedroom Four 4.95m x 4.1m (16'3" x 13'5"): with built in wardrobe and pine flooring

Bedroom Five 4.8m x 2.65m (15'9" x 8'8"): with pine flooring

Shower Room 4.8m x 2.7m (15'9" x 8'10"): with power shower, bidet, wc, hand basin and T & G flooring

Separate first floor area

Living Room 5.6m x 4.8m (18'4" x 15'9"): with fireplace, solid fuel stove, pine flooring and vaulted timber ceiling with velux windows.

Office 3m x 2.5m (9'10" x 8'2")









We are offering the following lots for sale

Lot 1- 21.3 ha (52.6 acres).

Lot 2- 6.02 ha (14.8 acres).

Lot 3- 7.93 ha (19.5 acres).

Services

Water from private well, mains electricity, oil fired condensing boiler central heating and drainage by septic tank, Fibre optic broadband

Outside

Courtyard with large stone lofted barn with stables, stone shed with three loose boxes and lean to shed (used as a fuel store), implement shed and open machinery shed.

Outer yard with three slatted sheds, three bay cattle shed with straw bedding, a bull pen, a meal shed etc

BER

Exempt

Directions

Eircode E53RY95





KNOCKEARL

BARNA

COUNTY TIPPERARY

COUNTY OFFALY

BALLYDONAGH

Emill West

Station Road

EMMEL EAST

BALLINTEMPLE

Emill East

EMILLY WEST

FOXBOROUGH

RATHENNY

BALLINGORRAUN

BALLYNAKILL

Silverhills

Ballingravn

CULLENWAINE

Map data ©2024





Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

354.41 m²

Reduced headroom

1.19 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



SELLING AGENT

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