

# ROSSBRIEN HOUSE & FARM

ROSSBRIEN • CO LIMERICK



For indicative purposes only.





# ROSSBRIEN HOUSE & FARM

ROSSBRIEN • CO LIMERICK • V94 FR94

*Strategically located residential farm on the fringe of Limerick City*

Limerick City 4 km, M7 & M20 4 km, Adare 16 km, Shannon Airport 30 km, Cork City 104 km, Dublin City 192 km, Dublin Airport 207 km  
(all distances approximate)

## LOT 1

Beautiful period house occupying a private setting with 4 principal reception rooms, 6 bedrooms  
Landscaped gardens, impressive stone courtyard  
Range of traditional outbuildings, farm buildings and paddock

***Lot 1 - About 6.4 acres***

## LOT 2

Single block of productive farmland with  
road frontage  
***About 122.5 acres***

## LOT 3

Ring-fenced land adjoining The Belfry  
***About 37.5 acres***

## LOT 4

Potential site (subject to planning permission)  
with road frontage  
***About 1.4 acres***

**About 168 acres/68 hectares in total**

**For Sale by Public Auction as a Whole or in up to 4 Lots (Unless Previously Sold)**

***Savills Residential & Country Agency***  
33 Molesworth Street  
Dublin 2  
Tel: +353 (0)1 618 1300  
PSRA Licence 002223

***Savills Cork***  
Penrose House, Penrose Dock  
Victorian Quarter, Cork  
Tel: +353 (0) 21 427 1371  
PSRA Licence 002223



## Situation

Rossbrien House & Farm has a tranquil and rural setting in the heart of County Limerick, yet conveniently located just 4 kilometres from Limerick City Centre which is the third largest city in Ireland. The picturesque City of Limerick rests at the head of the Shannon Estuary, where the river widens before it flows into the Atlantic Ocean.

Limerick City is a former Viking settlement and Medieval walled urban centre which is brimming with historical significance and notable architectural marvels. Significant landmarks include King John's Castle and St. Mary's Cathedral. In addition, the city provides a comprehensive array of amenities, services, and a vibrant cultural scene.

The popular heritage town of Adare (16 km) is located west of the property and is renowned for its architecture, as well as being one of Ireland's prettiest towns. Historically a market town, Adare contains an abundance of amenities including excellent hotels, restaurants, professional services, along with a small variety of boutiques and retail stores.

The award winning 5\* Adare Manor Hotel & Golf Resort is located nearby and includes a spectacular Championship Golf Course, designed by Tom Fazio which will host the 2027 Ryder Cup.

Other nearby golf courses include, Limerick Golf Club (5 km) and Dromoland Castle Golf & Country Club (34 km).

The property is very well situated for quality sporting and recreational activities including rugby, GAA, soccer, swimming and tennis to name a few. Equestrian enthusiasts are well catered for with Limerick Racecourse just 10 kilometres distant and the 200-acre Clonshire Equestrian Centre being 22 kilometres distant.

Rossbrien House is surrounded by an excellent transportation system with bus and rail services available in Limerick City. The M20 (connecting Limerick to Cork) and the M7 (connecting Limerick to Dublin) are on the property's doorstep and easily accessible. Shannon's International Airport is 30 kilometres to the west and can be conveniently accessed via the N18.

An abundance of both primary and secondary schooling is available in Limerick City. The area is also well-served for private education including Villiers Day & Boarding School, Limerick, Glenstal Abbey, Limerick and Cisterian College Roscrea, Tipperary. For third-level education, the University of Limerick is only 8 kilometres from the property.





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LOT 1

## Lotting

The farm is available as a whole or in 4 lots.

Lot	Property	Area (Acres/Hectares)
1	Rossbrien House	6.4 acres / 2.6 hectares
2	Rossbrien Farmland	122.5 acres / 49.6 hectares
3	Land adjoining The Belfry	37.5 acres / 15.2 hectares
4	Potential site	1.4 acres / 0.6 hectares
The Whole		167.8 acres / 68.0 hectares

### Lot 1 - Rossbrien House (About 6.4 acres)

Situated on the edge of Limerick City, Rossbrien House is an impressive family home occupying a secluded position at the end of a County Council maintained road, surrounded by mature trees and farmland.

Entered through two stone piers, the house is approached via a winding gravel driveway flanked by terraced lawns and leads to a parking area to the front of the house. Dating back to pre 1900's, Rossbrien House is a well-designed country residence with a stone exterior beneath a hip slated roof with dressed stone quoins.

The spacious and comfortable accommodation is laid out over two storeys, as shown on the accompanying plans. The detail and finishes internally are notable, with the accommodation being equally suitable for modern family living and entertaining. An array of internal period features can be found throughout the house including decorative ceiling roses, cornicing, architraves, picture rails and bay windows with shutters.

The accommodation is entered through a large wooden door with fanlight and pointed arch which leads into a bright entrance hall. This gives access to the two main reception rooms which are laid out to the front of the house. A spacious office with mezzanine contains a bathroom with shower as well as double glass doors leading onto a charming courtyard. The kitchen lies to the rear of the property and comprises a beautifully crafted and extensive range of floor and wall mounted units. Additionally on the ground is a cosy sitting room with French windows leading onto a garden patio and a utility room with bathroom.

The bedroom accommodation is laid out on the first floor comprising a main bedroom suite with walk-in-wardrobe and bathroom, as well as five additional bedrooms, a bathroom and office.















Ground Floor

# ROSSBRIEN HOUSE

347 sq m / 3,737 sq ft

Outbuildings 365 sq m / 2,928 sq ft

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First Floor

### **Outbuildings**

To the rear of the property lies a beautiful stone courtyard which features six stables and several traditional stores. In 2004, one of the former cowsheds in the courtyard underwent a transformation into a multipurpose function space, featuring a polished concrete floor. Since then, the current owners have utilised it for hosting family weddings and various gatherings.

### **Gardens**

The house sits amidst mature landscaped garden grounds which are predominantly laid to lawn. There is a well-stocked flowerbed to the side of the house flanked by a beautiful stone wall. Also to the side of the property is a spacious terrace area, which is an idyllic setting for al fresco dining and enjoying a long summer's evening. From here, steps lead up to an orchard which consists of an array of mature fruit trees including, apple, pear and fig trees.



### **Farm Buildings**

A range of farm buildings are situated beyond the traditional courtyard and are entered through a separate farm entrance. The farm buildings include an old dairy unit and a Dutch barn with lean-to which contains 57 cubicles. The farmyard also includes hardstanding and a collecting arena with livestock handling facilities.

The property also features a 35m x 25m sand arena fenced by stud railing and Beech hedging.

### **Farmland**

Lot 1 extends to about 6.4 acres in total and includes a 3-acre grass paddock enclosed by stud railing and mature hedging. This paddock is well-suited for turning out horses or ponies.











LOT 2

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#### **Lot 2 – Rossbrien Farmland (About 122.5 acres)**

The land forming Lot 2 lies within a ring fence and extends to about 122.5 acres in total. This parcel features extensive road frontage along two public roads with multiple access points. The terrain consists of rolling grassland, ascending from approximately 7 metres / 23 feet above sea level at the northern end to approximately 22 metres / 73 feet above sea level at the southern end.

#### **Lot 3 – Land adjoining The Belfry (About 37.5 acres)**

Lot 3 comprises a quality block of farmland extending to about 37.5 acres in total and includes about 385 metres of road frontage. The land is divided into six well-sized parcels, each enclosed by mature hedging and wire fencing. The western boundary adjoins the residential development The Belfry.

#### **Lot 4 – Potential Site (About 1.4 acres)**

Lot 4 extends to about 1.4 acres and is accessed directly off the L5144. This parcel holds significant potential as an exceptional site, contingent upon obtaining planning permission. The site is situated less than 50 metres from the R511 which provides direct access into Limerick City.

## General Remarks & Stipulations

### Viewings

Strictly by appointment with Savills Residential & Country Agency and Savills Cork.

### Fixtures & Fittings

All fixtures and fittings are excluded from the sale including garden statuary, light fittings, curtains and other removable fittings, although some items may be available by separate negotiation.

### Local Authority

Limerick City and County Council  
Dooradoyle Road  
Limerick V94 WV78  
Tel: +353 61 556000  
Email: customerservices@limerick.ie

### Residential Schedule

Property	Eircode	Water	Drainage	Heating	BER
Rossbrien House	V94 FR94	Mains	Private	Oil	F

Please note that the selling agents have not checked the services and any purchasers should satisfy themselves with the availability and adequacy of all services.

### Entry & Possession

Entry is by agreement with vacant possession, subject to the seasonal grazing agreement in relation to the farmland.

### Basic Income Support for Sustainability (BISS) Scheme

The Basic Income Support for Sustainability (BISS) Scheme are included in the sale.

If the property is sold in Lots, the Entitlements to the Basic Payment Scheme will be apportioned on a pro rata basis. Entitlements will be transferred to the purchaser on completion of the sale. For the avoidance of doubt, the current owners will receive and retain the payment for the current year in full.

### Solicitors

Aisling Meehan Agricultural Solicitors  
Springfield House, Sixmilebridge  
Co. Clare V95 C795  
Tel: +353 (0) 61 368 412  
E: info@agrisolicitors.ie Contact: Aisling Meehan

### Offers

Offers may be submitted to the selling agents, Savills, 33 Molesworth Street, Dublin 2 or Savills Cork, Penrose House, Penrose Dock.

Email address: country@savills.ie

Email address: michael.odonovan@savills.ie

### Wayleaves and Rights of Access

The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchasers will be held to have satisfied themselves as to the nature of all such rights and others.

### Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

In the event that the property is sold in lots, title conditions may be created for access and service media, and any new boundary fences required as a result of a lotted sale will need to be erected at the mutual cost of the relevant purchasers.

### Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the sellers' solicitor, and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

### Agent's Note

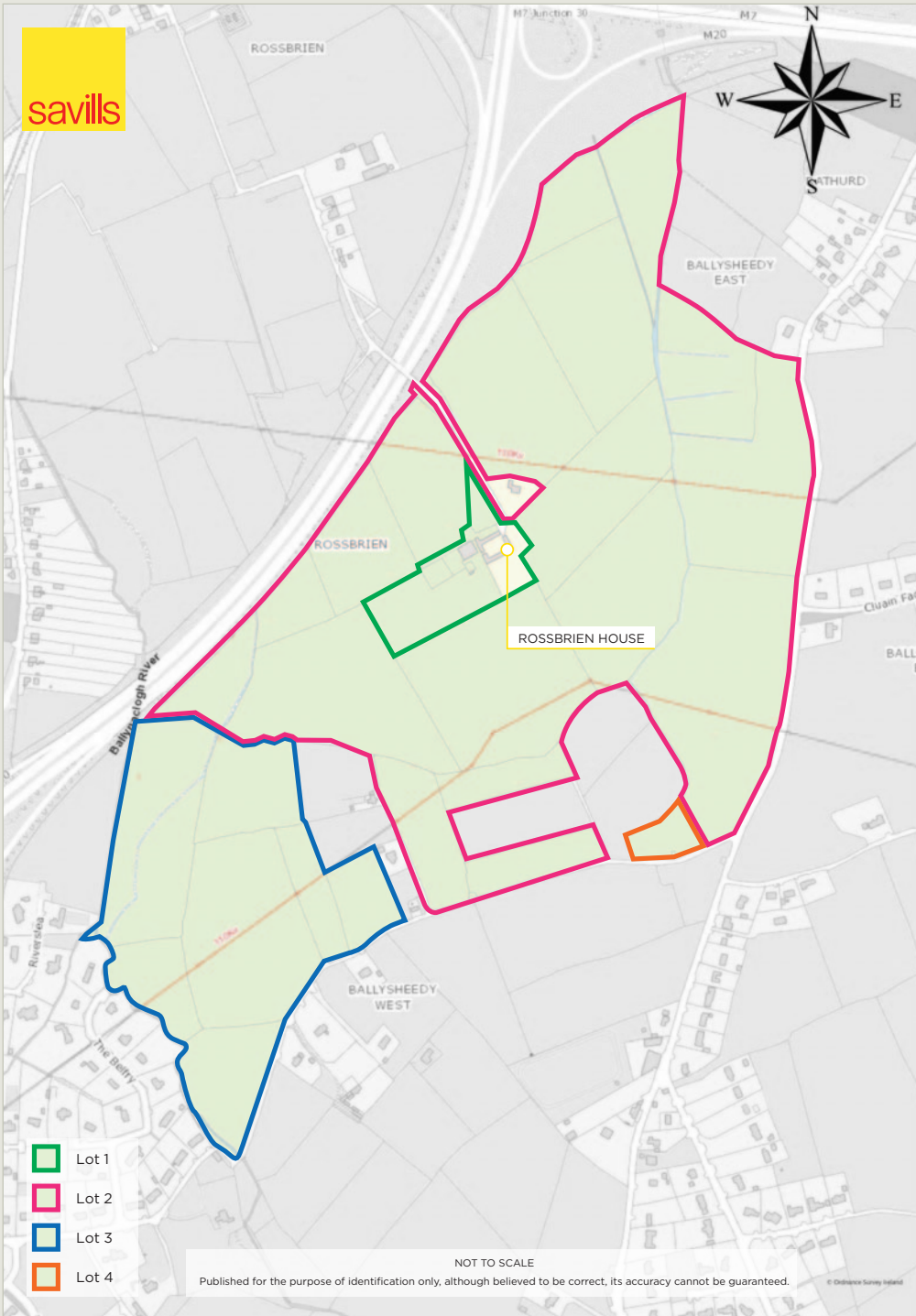
One of the vendors of this property is an employee of Savills.

### Generally

Should there be any discrepancy between these, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

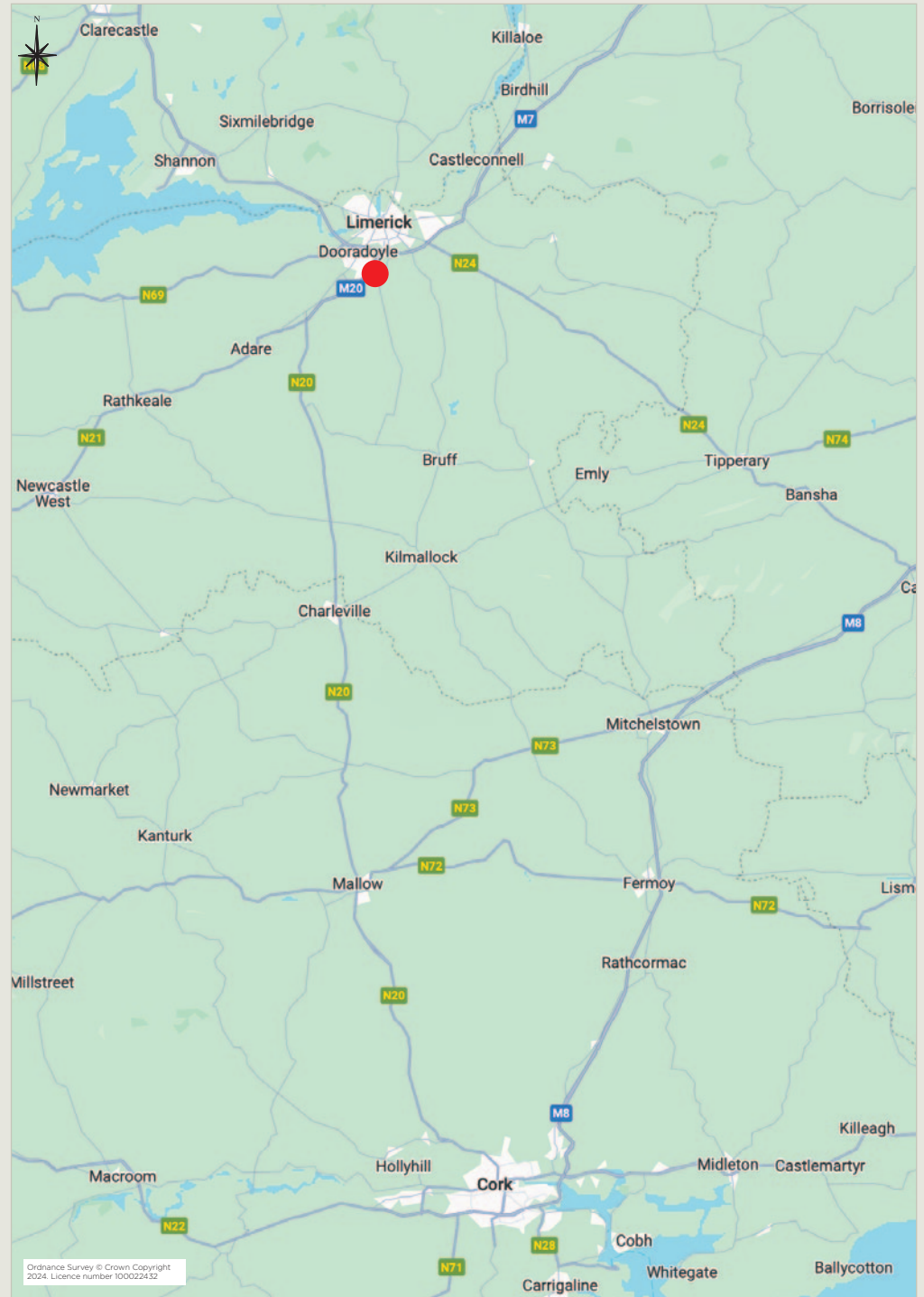
### Important Notice

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- Lot 1
- Lot 2
- Lot 3
- Lot 4

NOT TO SCALE  
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