



RAWLEYSTOWN
LOUGH GUR

A PRIVATE COUNTRY ESTATE

LOUGH GUR / COUNTY LIMERICK



A Country House, Beautifully Considered.

Set in the storied landscape of Lough Gur, Rawleystown is a private country house with the space, character and setting to make a life of your own.

Designed by David H Leahy Architects, a substantial family home arranged around a landscaped courtyard, with independent guest and staff accommodation and grounds shaped around recreation.

9

BEDROOMS

977 m²

APPROX. FLOOR AREA

6.8

ACRES, APPROX.

Offered fully furnished, excluding art and personal items.





An Arrival Worth Coming Home To.

A mature hedge with cast-iron railings screen the house from the road. Electric gates open onto a curving drive through mature planting.

Built by Eugene Smith in 2007, the house combines natural slate and lead detailing with limestone cills and copings beneath a pillared porch.

A secluded approach. Distinctive architectural details.



THE ENTRANCE HALL

Crema Marfil marble flows through the double-height hall and into the sweeping curved staircase. The galleried landing, feature lighting and views through the reception spaces establish the generous proportions of the house.

Made For Conversation.



THE FORMAL DINING ROOM

The dining room flows from the entrance hall and connects semi-open plan to the lounge. Custom cabinetry, marble flooring and a bespoke round Harrods table, made to fit the room, create a natural setting for long lunches and evenings with friends.



THE FORMAL LOUNGE

High up windows, a limestone fireplace and jatoba mahogany floors give this double-height room its character. Doors open directly to the patio and courtyard.

At The Heart Of The House.

The Scavolini Tess kitchen combines matt lacquer cabinetry, 6cm Plomo quartz worktops and two islands. A breakfast bar and curved dining bay make it a place to gather throughout the day.

A Britannia SLX range, Miele appliances and Fisher & Paykel refrigeration support serious cooking. The second island conceals a Teppanyaki grill, with an adjustable extractor above. A walk-in pantry adds further storage.



Two islands. One with a unique concealed Teppanyaki grill. Space to gather.



An Invitation To Unwind.

The games room and bar make a natural space for entertaining, with full-height windows, a limestone fireplace with insert stove and doors to the courtyard. An American pool table and table-tennis table complete the room.

GAMES / BAR / GYM / SAUNA / JACUZZI



Beyond the games room, a gym, sauna, Jacuzzi and shower room support a quieter rhythm. The Round Tower's spiral stair rises to a covered terrace overlooking the grounds and countryside.

Private Retreats, Open Horizons.

The primary suite combines generous sleeping accommodation with his and hers walk-in wardrobes and a marble-finished ensuite. Doors open to private outdoor space, with views over the courtyard, ponds and countryside.

Three further first-floor bedrooms are each ensuite and open to their own roof terrace. On the second floor, three double bedrooms share a family bathroom beneath vaulted ceilings and rooflights.



The primary bedroom, with its own private outdoor space.

ROOM TO RETREAT



Private terraces bring a different perspective on the courtyard, gardens and countryside.

A Place For Everyone.

Guests have a wing of their own. Reached by a hallway beside the main stairs, it has a dual-aspect living room with patio doors to the courtyard and a bedroom with its own ensuite, both laid in jatoba mahogany.



The guest living room, with the guest bedroom and ensuite beyond.

BEHIND THE SCENES

From the utility corridor, a separate stairs rises to a one-bedroom staff apartment with its own lounge, kitchen and bathroom, ideal for live-in help, visiting family or an older child. Nearby are the wine store, a fully fitted laundry and a boot room, with direct access to the garage: two car bays and a third housing all the plant equipment.



Life Opens To The Outdoors.



Arched openings and covered seating frame a courtyard designed to be enjoyed throughout the year. A glass-fronted wood-burning stove extends the season, while terraces, a chess patio and swim spa add another dimension to life at home.



The swim spa, with counter-current training and heated jets.

Space For Every Generation.

Circa 6.8 acres offer room for recreation and quieter moments. Two ponds, a decked sun terrace and mature planting look out to open countryside. The rear patio enjoys morning sun; the front takes the afternoon light.

A floodlit five-a-side 3G astroturf pitch, children's play area, basketball court and a putting green with four tee boxes offer something for every age. Five robotic mowers help keep the lawns in order.



6.8

ACRES, APPROX.

4

TEE BOXES

5

ROBOTIC MOWERS

A PRIVATE PLACE TO PLAY



The astroturf pitch and children's play area.

The Rawleystown Cup.

Every St Stephen's Day, a match on the astroturf pitch decides who takes home the Rawleystown Cup. It began with the dads from the boys' soccer club. As the boys grew up, they joined in, and over time the game welcomed friends and neighbours too.

Tuesday-night five-a-side became another neighbourhood favourite. The cup stays with the house, leaving its next owners with the chance to carry on a tradition of their own.



The Cup Stays With The House.

The Round Tower, basketball court and open countryside beyond.

A Country Setting. A Connected Life.

Rawleystown sits on the northern side of Lough Gur, within one of Ireland's most significant heritage landscapes. Lakeside walks, a hilltop viewpoint and the visitor centre are close by, with Grange Stone Circle and Ballyneety Golf Club also within easy reach.

The privacy of the setting is balanced by straightforward access to Limerick, its universities and hospitals, and onward connections through Shannon Airport.



APPROXIMATE DRIVE TIMES

WITHIN EASY REACH

6

min

Lough Gur lakeshore park

8

min

Ballyneety Golf Club

23

min

Limerick City / University Hospital Limerick

30

min

Adare Manor

8

min

Grange Stone Circle

12

min

Bruff

24

min

University of Limerick

40

min

Shannon Airport

1

hr

20

min

Cork Airport

2

hr

30

min

Dublin Airport

EDUCATION CLOSE TO HOME

Lough Gur National School

6 min

Knockea National School

10 min

Scoil Dean Cussen, Bruff

12 min

John the Baptist Community School, Hospital

11 min

Castletroy College

19 min

Crescent College Comprehensive, Dooradoyle

20 min

Coláiste Iósaef, Kilmallock

20 min

Glenstal Abbey School

28 min

Journey times are approximate and depend on route and traffic.

Considered Systems. Everyday Comfort.

A geothermal heat pump supplies the underfloor heating, with hot water heated by a Calor gas boiler. A ground-mounted array of 64 solar panels is paired with Huawei battery storage, with EV charging by the garage.

01

GEOTHERMAL

Underfloor heating

02

SOLAR

64 panels + battery

03

CONNECTED

Fibre + Cat5 data

An intruder alarm, CCTV, gate controls at five points and integrated whole-house audio complete the systems.



The solar array is ground-mounted to keep the roofline clear.

Property Particulars.

ADDRESS

Rawleystown, Lough Gur, Co. Limerick V35 RT72

TITLE

Freehold

FLOOR AREA

Circa 977 m² / 10,515 sq ft

GROUNDS

Circa 2.75 hectares / 6.8 acres Folio LK54571F

ACCOMMODATION

Nine bedrooms: seven in the main house, a guest suite and a one-bedroom staff apartment

YEAR BUILT

2007

ARCHITECT

David H Leahy Architects

INTERIOR DESIGN

Jennifer Gabbett

ENERGY RATING

BER A

HEATING & ENERGY

Geothermal underfloor heating, gas hot water, 64 solar panels and battery storage

PARKING

Triple garage: two car bays and one plant bay; EV charging point

SALE TERMS

Fully furnished, excluding art and personal items

Ground Floor & Grounds



RAWLEYSTOWN
LOUGH GUR

GROUND FLOOR

Room key

MAIN HOUSE

- 01 Entrance hall
- 02 Dining room
- 03 Formal lounge
- 04 Study
- 05 Breakfast room
- 06 Kitchen
- 07 Pantry
- 08 Family room
- 09 Play room

GUEST & CIRCULATION

- 10 Guest accommodation
- 11 Guest Suite - Bedroom 8
- 12 Ensuite
- 13 W.C.
- 14 Store
- 15 Coats
- 16 Protected stairs

SERVICE ROOMS

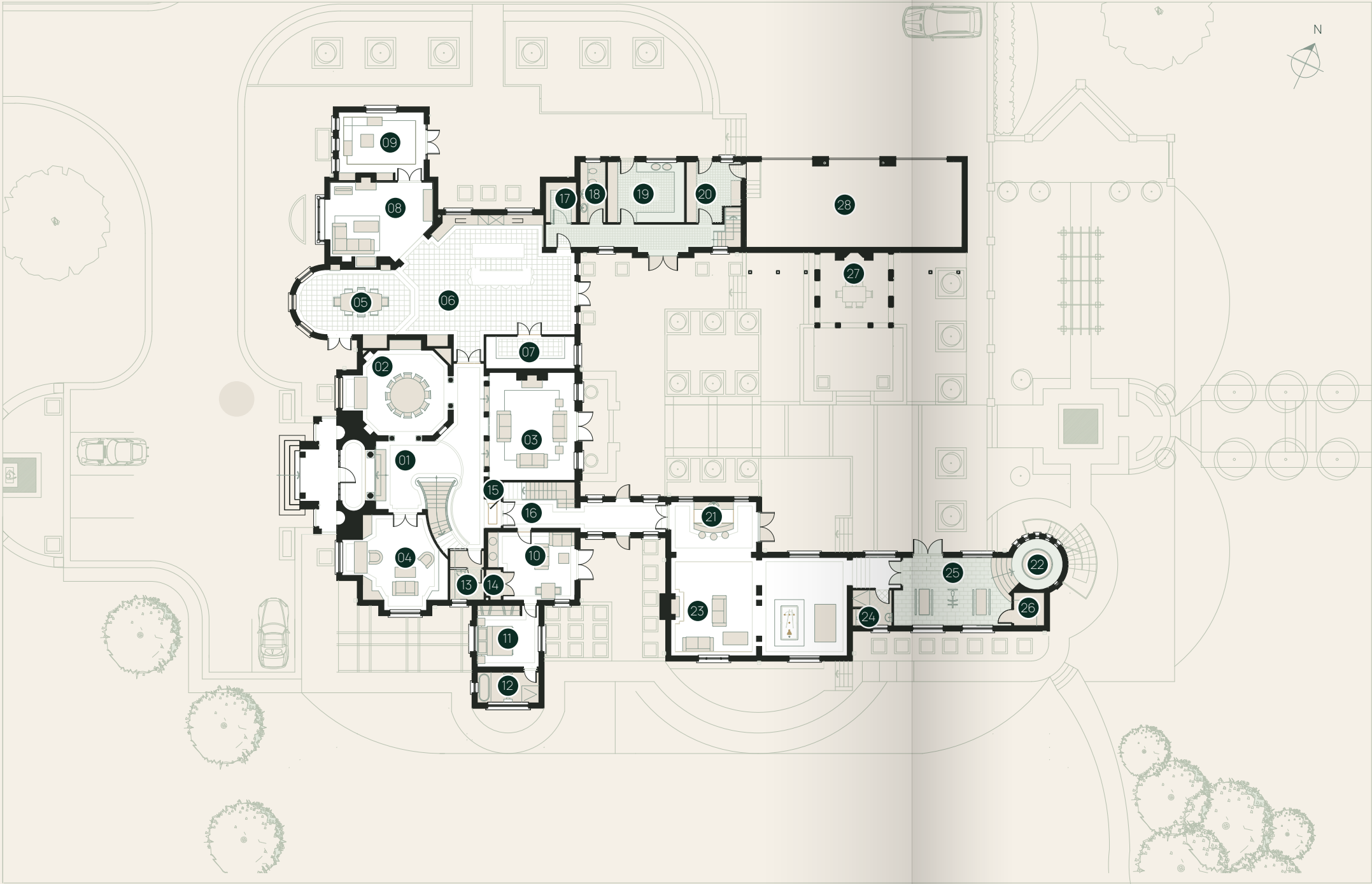
- 17 Wine store
- 18 W.C.
- 19 Laundry room
- 20 Boot room

LEISURE WING

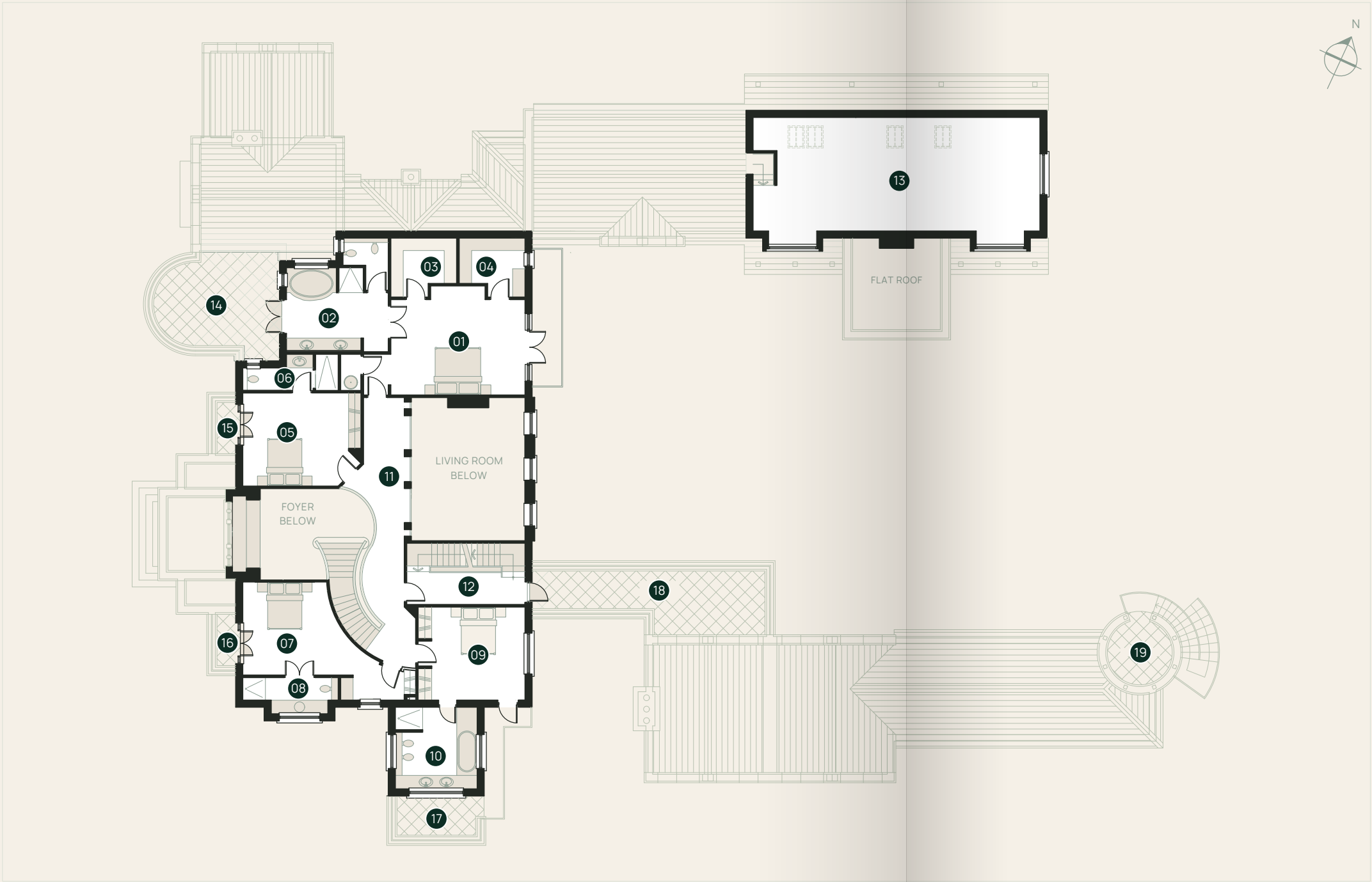
- 21 Bar
- 22 Jacuzzi
- 23 Games Room
- 24 Shower / W.C.
- 25 Gym
- 26 Sauna

OUTDOOR SPACES

- 27 Covered outdoor seating area
- 28 Garage



First Floor Plan



RAWLEYSTOWN
LOUGH GUR

FIRST FLOOR

Room key

PRIMARY SUITE

- 01 Primary bedroom
- 02 Primary ensuite
- 03 Walk-in wardrobe
- 04 Walk-in wardrobe

BEDROOMS

- 05 Bedroom 2
- 06 Ensuite - Bedroom 2
- 07 Bedroom 3
- 08 Ensuite - Bedroom 3
- 09 Bedroom 4
- 10 Ensuite - Bedroom 4

CIRCULATION

- 11 Landing & main stairs
- 12 Protected stairs

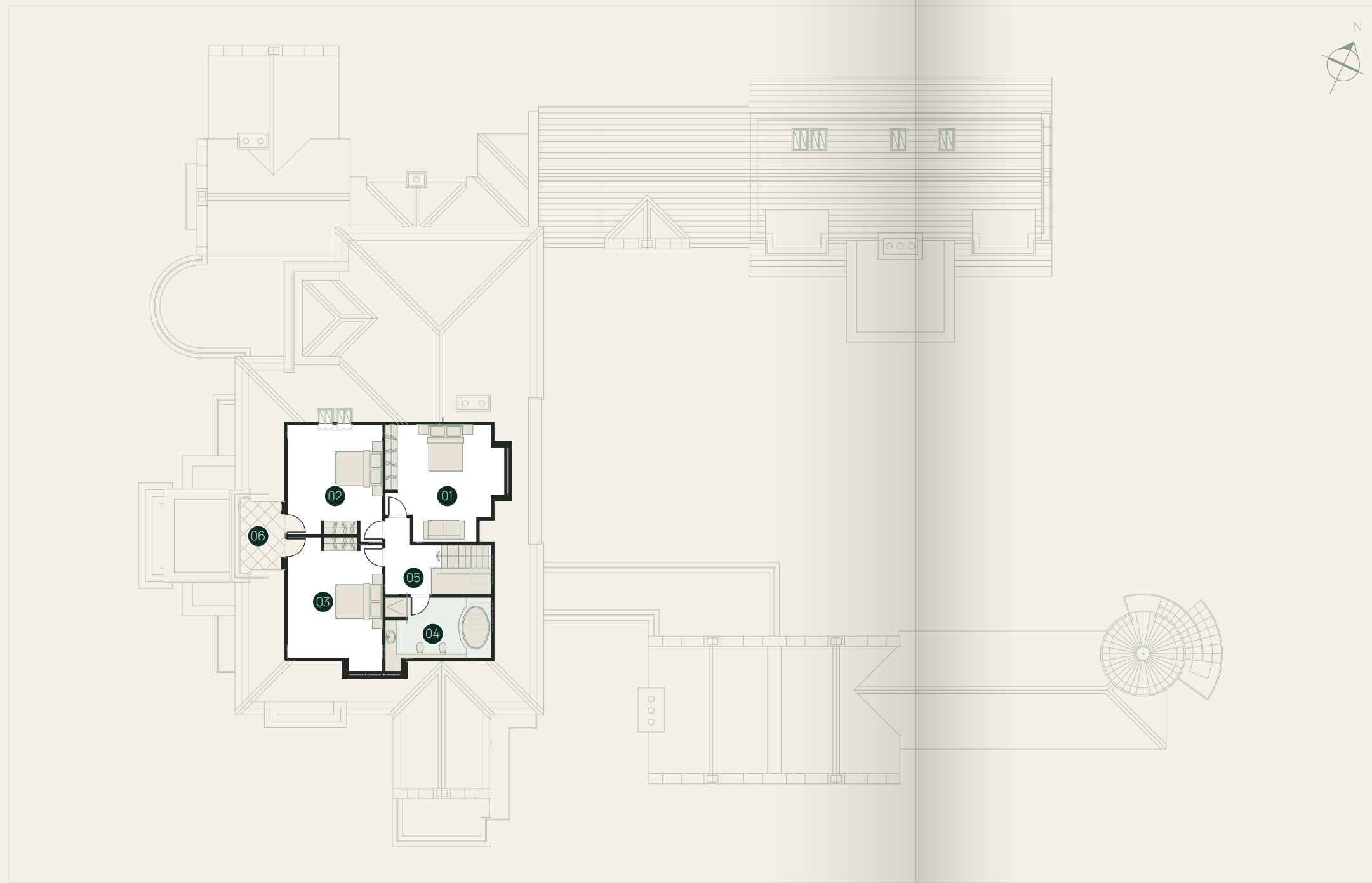
ADDITIONAL ACCOMMODATION

- 13 Staff accommodation

TERRACES

- 14 Primary roof terrace
- 15 Roof terrace - Bedroom 2
- 16 Roof terrace - Bedroom 3
- 17 Roof terrace - Bedroom 4
- 18 East roof terrace
- 19 Circular terrace

Second Floor Plan



SECOND FLOOR

Room key

BEDROOMS

- 01 Bedroom 5
- 02 Bedroom 6
- 03 Bedroom 7

BATHROOM

- 04 Bathroom

CIRCULATION

- 05 Protected stairs

OUTDOOR SPACE

- 06 Roof terrace

Roof Plan



RAWLEYSTOWN
LOUGH GUR

ROOF PLAN

Roofkey

ROOF STRUCTURE

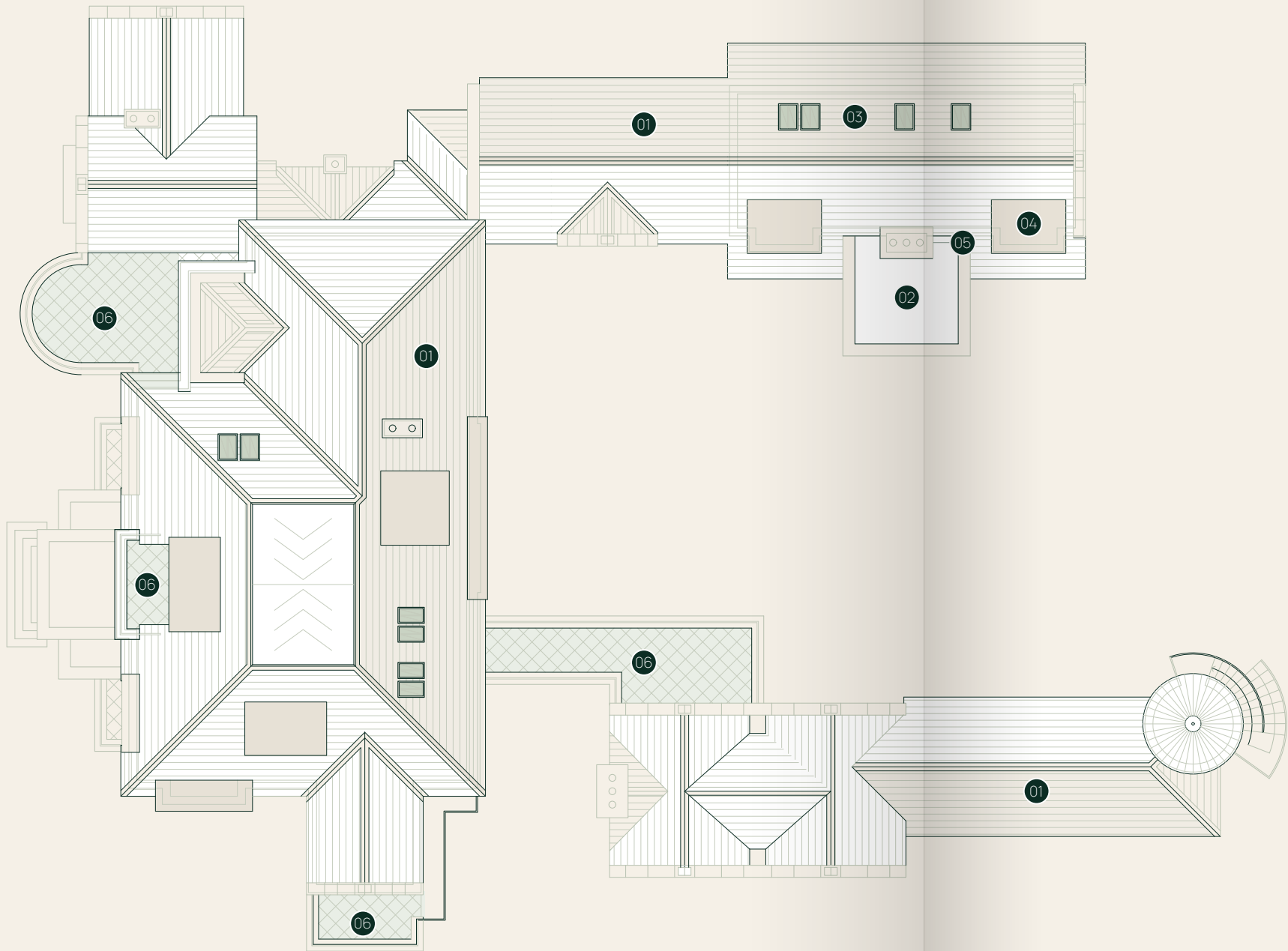
- 01 Pitched roofs
- 02 Flat roof

ROOF FEATURES

- 03 Rooflights
- 04 Dormer roofs
- 05 Chimneys

OUTDOOR SPACES

- 06 Roof terraces



Ready For Its Next Chapter.

A house created for family life on a generous scale. Private places to retreat, room to welcome guests, and grounds that bring people together. Offered fully furnished, excluding art and personal items.

VIEWING & FURTHER INFORMATION

For viewing arrangements, pricing and further information, please contact the selling agent.

O'Connor Murphy

Hibernian House, Henry Street, Limerick

+353 (0)61 279 300 | info@oconnormurphy.ie

oconnormurphy.ie | PSRA Licence No. 001988



All areas and measurements are approximate. Plans, images and descriptions are for illustration purposes only and do not form part of any contract. Plans are not to scale; refer to the architect's drawings for dimensions. Layouts, finishes and specifications may vary from those shown. Furnishings exclude artwork and personal items. Final specifications and inclusions are subject to the contract for sale.



RAWLEYSTOWN

LOUGH GUR

RAWLEYSTOWN, LOUGH GUR

CO. LIMERICK / V35 RT72