

Brook Lodge

Carrowroe, Tulla, Co. Clare Ireland

FOR SALE BY PUBLIC AUCTION

on Wednesday 4th June 2025 at 3pm in The Old Ground Hotel, Ennis, Co. Clare.

> **5** BED

2 BATH 3 LIVING

c79 ACRES 3000 FT²

A stunning period residence set amidst c.79 acres of top quality land and suitable for a variety of agricultural uses.

Brook Lodge

Carrowroe, Tulla, Co. Clare

A compact grassland farm with charming period residence on c.79 acres (32.14 Ha) acres of top quality limestone land and suitable for a variety of agricultural uses.



A five bedroom detached two storey period residence dating back to the early nineteenth century.

The property has been tastefully maintained by its current owner and contains many of its original character and charm.

The house is approached through iron gates with a tree lined avenue and enjoys a private and sheltered setting with scenic views over the gardens and lands.

The well proportioned reception rooms and bedrooms provide generous accommodation.









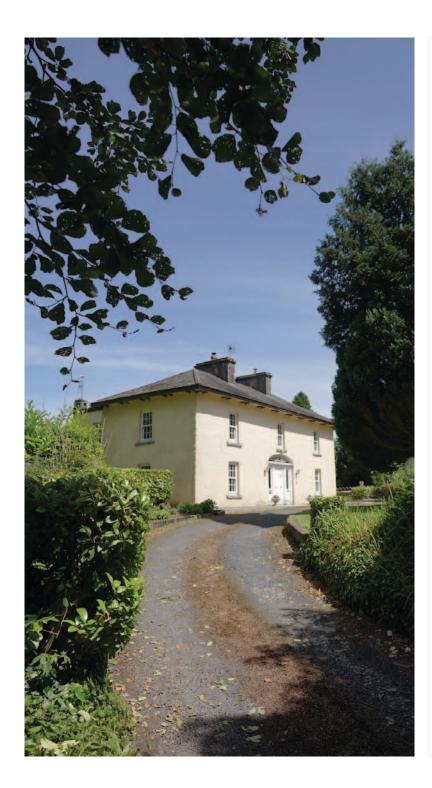












Accommodation

The main residence extends to c. 3,000 sq.ft and the accommodation includes the following:

GROUND FLOOR

ENTRANCE HALL

3.6m x 3.1m Including feature entrance with coving and ceiling rose.

LIVING ROOM

4.75m x 4.5m

Large living room with feature fireplace, coving, feature window shutters and sliding doors to dining room.

DINING ROOM

4.5m x 4.35m Spacious dining area with coving, window shutters and fireplace.

SITTING ROOM

4.9m x 4.7m With fireplace, coving and window shutters.

STUDY / LIBRARY

3.3m x 2.5m Off sitting room.

INNER HALL

7.5m x 1.2m

BATHROOM

4.5m x 4.35 Large bathroom with shower, wc, whb and tiled walls and floor.

KITCHEN

5.8 m x 3.75 Fitted kitchen units with integrated oven and hob.

UTILITY (OFF KITCHEN)

 $4.2 \text{m} \times 3 \text{m}$ With stairs to first floor with two further rooms suitable for office and storage.



First Floor

LANDING

5.3m x 1.3m

4.2m x 1.2m

3.6m x 1.3m

Including walk in hot press and shower room

BEDROOM 1

5.0m x 4.03m Double room

BEDROOM 2

3.4m x 2.1m Single bedroom

BEDROOM 3

4.9m x 4.25m Double bedroom

BEDROOM 4

4.5m x 4.2m Double bedroom

BEDROOM 5 (PRINCIPAL)

5.7m x 3.8m Double bedroom

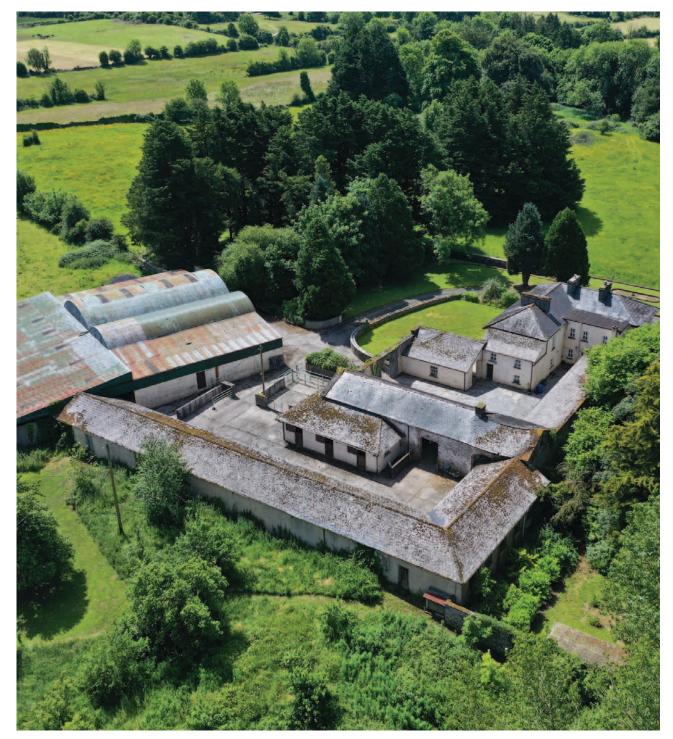
BATHROOM

3.2m x 3.3m Including bath, wc, whb and tiled walls and floor









Outside

o the rear of the residence there is traditional courtyard with a selection of stone outbuildings incorporating workshops, storage and seven stables with tack room.

A cattle crush and holding pen are adjacent and there is a large barn with shelter for cattle and feed/hay.

There is also a private garden area which includes an orchard, aviary and greenhouse. A local river also bounds the property providing a natural water supply.





The Lands

he lands at Brook Lodge are of the highest quality and are divided into 11 main divisions and are separated by natural hedgerows / trees and have frontage onto a local secondary road.











Amenities

Brook Lodge is situated in an area which offers much to those looking for the best in country living.

There is excellent hunting and fishing locally whilst the sports enthusiast is well catered for with a range of local sports clubs as well as championship golf courses nearby at Dromoland, Doonbeg and Lahinch.

The expanding local village of Tulla is only 5km away and offers a state of the art modern secondary school, local national schools as as well as shops and food outlets. The large town of Ennis is close by and offers a larger range of shops, pubs restaurants and restaurants.

Shannon Airport is only a 20 minute drive whilst the City of Limerick is also easily accessible.



Auction

FOR SALE BY PUBLIC AUCTION (UNLESS PREVIOUSLY SOLD)

on Wednesday 4th June 2025 at 3pm in The Old Ground Hotel, Ennis, Co. Clare.

Location

MAP CO-ORDINATES

Lat: 52.84557548 (52° 50' 44.07" N) Long: -8.8063056 (8° 48' 22.70" W) Eircode: V95 Y983

5 KM 24 KM 16 KM

TULLA SHANNON AIRPORT ENNIS

31 129 KM 220 KM

Details

SERVICES

Mains electricity · Telephone · Broadband · Mains & well water supply · Septic tank

Central heating

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not. All sporting rights, standing timber and minerals insofar as they are owned, are included in the freehold sale.

FIXTURES & FITTINGS

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together are excluded from the sale but some may be available by separate negotiation. Such items include all carpets and curtains, light fittings, domestic electrical items and garden statuary.

SOLICITOR WITH CARRIAGE OF SALE

Michael Glynn Solicitor, Michael Glynn & Co. Solicitors, O'Connell Street, Limerick Tel: 061 418518.

JOINT AGENT

James O'Halloran, M.V. O'Halloran & Sons Auctioneers & Valuers, Tulla, Co. Clare Tel: 087 418 6210.

VIEWING

Viewing is strictly by appointment with the selling agents.









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The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

