



Brook Lodge

Carrowroe, Tulla, Co. Clare
Ireland

FOR SALE BY PUBLIC AUCTION
(UNLESS PREVIOUSLY SOLD)

*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)

4.2m x 3m

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

To 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

The 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

T 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 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

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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

TULLA

24
KM

SHANNON AIRPORT

16
KM

ENNIS

31
KM

LIMERICK CITY

129
KM

CORK

220
KM

DUBLIN

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.



GOFFS
PROPERTY

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