



ROCKVALLEY HOUSE

Puckane, County Tipperary, Ireland

BER Exempt

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Note: Boundary illustration approximate only. Boundary map available upon request.



ROCKVALLEY

A simply delightful late Georgian country home superbly positioned on the periphery of Puckane village and just over a mile from the shores of Lough Derg and enjoying a marvellous setting within mature pleasure grounds, extending to some 17.5 acres and complete with a private lake.

Whilst comprised within a manageable acreage the central position of the house provides the impression of a much larger holding and ensures absolute privacy. A pleasant tree lined avenue leads to the front of the house, which comprises a two-storey composition. The garden front of the house, facing the lake, being three-storey and incorporating a most attractive curved bow. Inside this bow allows for extremely pleasant proportions within the drawing room, kitchen and one of the bedrooms.

Presented in excellent condition the accommodation extends to some 3,670 square feet or 340 square metres and has a marvellous character, restoration works retaining much of the period features when bringing the house up to date. The reception hall on the ground floor leads to the principal reception rooms and stair hall, itself leading to the study, first floor and lower ground floor.

The drawing room and dining room comprise the entire depth of the house and benefit from a dual aspect, while the drawing room benefits from the marvellous curved bow with twin windows. All the reception rooms have fine ceiling plasterwork, decorative timber architraves and marble chimney pieces with open fireplaces.

The lower ground floor can be accessed at ground level from



the lower garden and court yard terrace and comprises a fine country kitchen with adjacent breakfast room and ancillary pantry, laundry room and separate W.C.

The first floor comprises 4 bedrooms, 2 with shower rooms ensuite and 2 services by a pleasant family bathroom, complete with Victorian cast iron bath. A large landing with polished flooring in large timber planks gives a generous sense of space and being south facing enjoys great light.

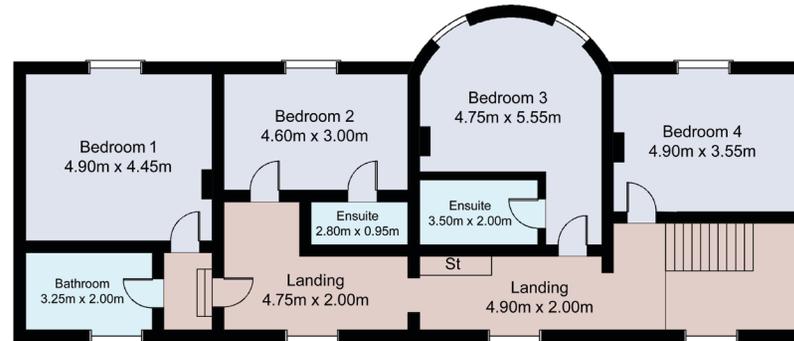
All the principal rooms benefit from views to the private lake and surrounding paddocks, all within ownership and providing good grazing. A large timber decked terrace off the eastern end of the house is nicely secluded and links to a garden gazebo with a wood burning stove and fitted bar and is ideal for entertaining in good weather. An adjacent court yard has a stone coach house and large storage shed and links to a productive walled garden. Hard tennis court.

Puckane is an attractive and bustling village and includes Kennedy's Bar, long favoured by musicians and song-writers alike with songwriters such as Shane MacGowan and Christy Moore immortalising the village in songs. The village was a favourite holiday spot of the actor Gene Kelly, famed for the classic *"Singin' in the Rain"*.

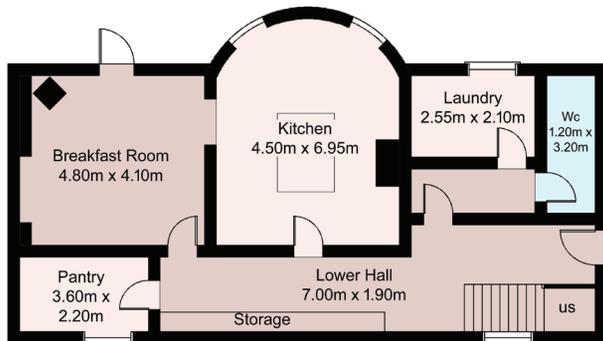
Puckane is nearby to the eastern shores of Lough Derg, Ireland's largest pleasure lake, with its renowned boating and sailing clubs and scenic walking and cycling routes. Nenagh town is just 6 miles or 9 kilometres away and has a variety of shops, pubs and restaurants. The lakeside village of Dromineer, home to one of the oldest yacht clubs in the world, is just 6 kilometres away.



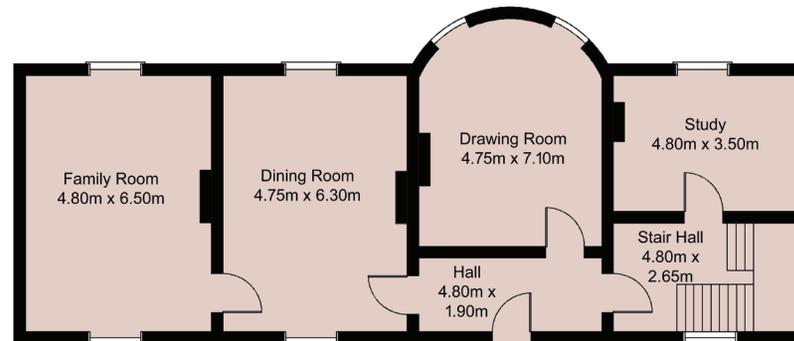
ROCKVALLEY HOUSE
PUCKANE, COUNTY TIPPERARY
OFFERED FOR SALE ON 17.5
ACRES



First Floor



Garden Level



Ground Floor

BER Exempt {Building Energy Rating Certification}

All showings by appointment only

House accommodation 3,670 square feet or 340 square metres with 5 reception rooms, 4 bedrooms and 3 bathrooms

Towns | Dromineer village 3.7 miles, Nenagh town 6 miles, Killaloe village 19 miles, Terryglass village 12 miles, Limerick city 31 miles, Dublin city 100 miles, Cork city 92 miles

Airports | Shannon International 47 miles, Dublin International 110 miles, Cork International 97 miles

Trunk Roads | M7 Dublin to Limerick motorway intersection 7 miles

(Measurements and distances approximate)

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