

For Sale:
€269,000 – Offers Invited

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Geashill, Co. Offaly R35DC53

BER EXEMPT

A unique opportunity to acquire a landmark premises with old world charm located in the heart of the heritage village of Geashill. This property fulfils all criteria for potential buyers looking for a property with a rich history and ties to the village with comfortable living accommodation – (4 bedrooms), fully served by local amenities.

Perfectly situated, facing the picturesque village green, the property was originally a public house with living accommodation attached - in recent years it has reverted to residential living. The property holds all the charm you would expect of a listed dwelling including sash windows, large airy rooms with high ceilings and a selection of stone outbuildings.

It is not often a property of this caliber comes to market offering a purchaser a very rare opportunity to acquire a home of distinction and prominence in the centre of Geashill village. Viewing advised.



3076



Beautiful Family Home

The property is in a lovely village location with multiple local towns within easy access. Travel time to Dublin is circa 1 hour 10 mins (90km) and Galway 1 hour 30 mins (134km). The property is circa 15km from Tullamore town and 13km from Portllington. The property also falls into an excellent catchment of both primary and secondary schools making it a real winner with families. There is a primary school in the village and surrounding towns offer options in Secondary school education.

The current owner has tastefully decorated and maintained the property. The well laid out accommodation is over 2 floors. The scale of this property, the character and potential it offers for both residential and commercial must be seen to be fully appreciated.



ACCOMMODATION:

Entrance:

Entrance porch with staircase off. Arch and step down to Sitting room. Access to former bar/ lounge

Sitting Room. 3.97m x 2.86m.

Spacious room with window overlooking the street to front. Feature solid fuel stove. Hot press. Arch and step down to Living room and archway to Kitchen.

Living Room: 3.10m x 4.18m.

Spacious room with window overlooking the street to front and garden to rear. Wood floor.

Kitchen: 3.43m x 1.69m.

Fitted kitchen with tile surround.. Kitchen includes an integrated oven, hob and extractor fan, integrated fridge freezer. Door to rear garden.

Upstairs is carpeted stairs to landing off

Bathroom: 3.67m x 2.02m

½ Tile wall. Bath, electric shower, w/c and whb

Bedroom One 4.06m x 3.38m

Generous sized double room with carpet floor and tastefully decorated with built in wardrobes.

Bedroom Two: 4.33m x 3.16m.

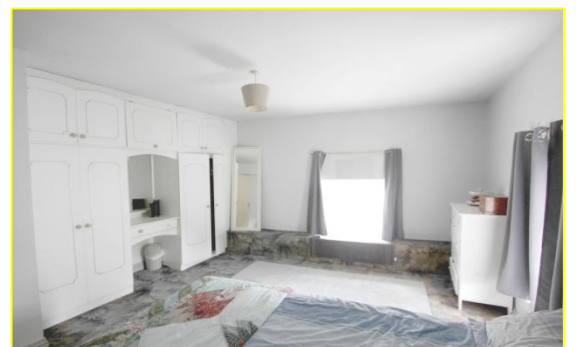
Generous double room with fitted wardrobes, carpet floor.

Bedroom Three: 3.61m x 3.2m

Generous double room. Carpet floor.

Bedroom Four: 4.35m x 3.20m

Generous room. Wood floor. Open fireplace





ACCOMMODATION: *Contd.*

Former Bar/ Lounge Area

Room One 3.39m x 4.04m

Generous sized room with Vinyl floor (tiled underneath) Wood paneled wall. Archway to Room Two

Room Two 3.39m x 4.01m

Generous room with open fireplace, Vinyl floor (tiled underneath). Door to rear Hall

Back Hallway: 3.81m x 1.36m

Tile floor. Door to rear garden.

Bathroom 2: 2.31m x 2.20m

Fully Tiled with urinal Also contains WC – 2.29m x 0.79m.

Bathroom 3: Fully Tiled. Contains:

WC no 1 – 2.07m x 0.77m.

WC no 2 – 2.47m x 0.83m.

Wash area: 2.15m x 1.46m



SPECIAL FEATURES & SERVICES:

- Spacious living accommodation – 4 Bedrooms – with additional
- Enclosed private garden
- Listed Period Property.
- Detached sheds and outbuildings—ideal for home office conversion (10.65m x 8.12m) – plumbed & wired
- Situated on extra large site with private gardens
- Solid fuel heating

VIEWINGS:

Strictly by prior appointment with the sole selling agent

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