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Longfield House, Newtown, Clonlara, Co. Clare.

Houses with an acre of land and located within commuting distance of a large city are becoming more prized as the property market recovers.

Longfield House which is located in a beautiful countryside setting, is only a short commute to Limerick City and has commanding views of the surrounding countryside, is now for sale by Private Treaty with a Guide Price of €500,000.

The house is a modern two story detached residence extending to circa 330sq.m.. Complimenting the Georgian style look, this home features many modern advantages. C. 120sq.m. of marble tiling augment a very efficient underfloor heating system. The well laid out and well finished accommodation comprises, on the ground floor, a large inviting entrance hallway with attractive fireplace, two reception rooms, a stunning kitchen/dining room/family room (which is the centre piece of this family home), utility room and guest WC. The second floor has four double bedrooms, main with ensuite and walk-in wardrobe, 2 bedrooms with a Jack and Jill ensuite, one with bathroom and walk-in wardrobe, a sumptuous family bathroom, a bright gallery landing with library area underneath 2 large skylights with a view down to the entrance hallway, exuding a feeling of space and luxury.

Outside there is a detached studio containing two large rooms and a sun lounge attached to the studio. This building has a downstairs bathroom and has been built to accommodation standards and can be used as extra accommodation if required. Its purpose to date has been as an artists studio upstairs and gym downstairs. The plot of one acre which is on the very high elevated side has a graveled sweeping driveway leading to the residence and the manicured gardens. It is separated from a rolling descending meadow by an elliptical Haha wall. To the rear are vegetable beds, 26' poly-tunnel, hen run and fruit trees.

This Georgian style residence in our opinion is a must-see!

Price

Region €500,000

**Barrack House, O'Connell Avenue, Limerick
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Accommodation

Accommodation	Size	Description
Entrance Hallway	5.6m x 4.2m 18'4" x 13'8"	Solid timber entrance door with over fan light and 2 side windows with leaded inset. Marble tiled floor. Alarm point. Recessed lighting. Cast-iron open fireplace with marble hearth. Under-stairs storage.
Living Room	5.5m x 4.3m 18' x 14'1"	T.V. point, solid fuel stove.
Sitting Room	4.25m x 4.3m 13'9" x 14'1"	Feature ornate cast-iron fireplace with marble hearth, TV point, telephone point.
Kitchen / Dining Room / Family Room	11.85m x 7.5m 38'9" x 24'6"	Modern fitted kitchen with ample array of eye and floor level units. 4 cutlery drawers. 2 pot drawers. Single drainer 1.5 bowl stainless steel sink unit with mixer tap. Range master Elan, 7 plate gas hob with 2 electric ovens. Large island with floor level units, pull-out drawers & power-points. Marble flooring. "Charen Wood" solid fuel stove 14kW which heats radiators & water. Large picturesque bay offering panoramic views of the surrounding countryside. Recessed lighting. Double french doors to rear. Integrated Bosch dishwasher. Door to ...
Utility Room	6.3m x 3.4m 20'7" x 11'2"	Array of eye and floor level units. Broom closet. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Vented for dryer. Marble flooring. Telephone point. Door to rear garden. Alarm point. Recessed lighting.
Guest WC		W.C. and wash hand basin. Marble tiled floor.

Upstairs

Large Landing	7m x 5.25m 22'9" x 17'2"	Fitted book shelves. Seating area overlooking surrounding country side. Recessed lighting. Walk-in hot press with dual immersion.
Bathroom	4.8m x 3.2m 15'7" x 10'5"	Stepped and sunken bath with tiled surround and fitted shelving. W.C. and wash hand basin. Separate large shower cubicle with Triton T90SI electric shower. Marble flooring. Wainscotting. Recessed lighting.

Accommodation	Size	Description
Bedroom 1 Ensuite Shower Room	5.9m x 6m 19'4" x 19'7"	Walk in wardrobe with an abundance of hanging and shelving units space. TV point. 3 window Bay area with stunning views of the surrounding country side. WC WHB. Corner shower unit fully tiled walls to the floor.
Bedroom 2 Ensuite Bathroom Bedroom 3	4.83m x 4.35m 15'8" x 14'3" 2.3m x 2m 7'5" x 6'6" 4.65m x 4.35m 15'3" x 14'3"	TV point. Jack & Jill ensuite between bedrooms 2 and 3. Shower cubicle with Triton electric shower. W.C. Wash hand basin in vanity unit. Fully tiled walls and floor. Range of fitted wardrobes. TV point.
Bedroom 4 Walk in Wardrobe Ensuite Shower Room	4.25m x 3.75m 13'9" x 12'3" 1.95m x 2.35m 6'4" x 7'7" 2m x 1.85m 6'6" x 6'1"	TV point. Range of fitted shelving and hanging space. Offers a Chinese door leading to the Master bedroom. Shower cubicle with Triton electric shower. W.C. Wash hand basin in vanity unit. Extractor fan. Fully tiled walls and floor.
Studio / Sun Lounge		
Living Room W.C. Studio Sun Lounge	5.75m x 5.6m 18'9" x 18'4" 2m x 1.15m 6'6" x 3'8" 7.75m x 4.05m 25'4" x 13'3" 5.1m x 2.8m 16'7" x 9'2"	Hardwood entrance door. Tiled floor. Stairs leading to studio room. W.C. and wash hand basin. 4 velux windows. Triangular window to front offering panoramic of the surrounding countryside. Recessed lighting. Double glazed PVC french doors

Special Features

- * Detached
- * C. 330 sq,m (C. 3,500 sq. ft)
- * C. 1 acre
- * OFCH
- * Under-floor heating in hallway & kitchen/dining room
- * Double glazed sash windows
- * Detached studio with sunlounge
- * 4 double bedrooms
- * Extensive marble tiling
- * Stunning and spacious kitchen / dining room / family room
- * Georgian styled residence
- * Coloured dash finish
- * Sweeping gravelled driveway



Outside

One acre of gardens with natural tree and hedge boundary to the rear, fencing to the side and a 'haha' wall to the front. Sweeping gravelled driveway leading to the front and around the rear of the property. Raised vegetable plots and Poly tunnell.



Viewing strictly by appointment

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