

GVM
AUCTIONEERS

Spring Lodge

Kilfinane, County Limerick

V35 VN26

Idyllic Estate boasting an impressive Period Residence, standing on Circa 10 st acres of rolling parkland.

For Sale by Public Auction in our Limerick City Auction Rooms on Wednesday 31st July 2019 at 3.00pm (Unless previously sold).

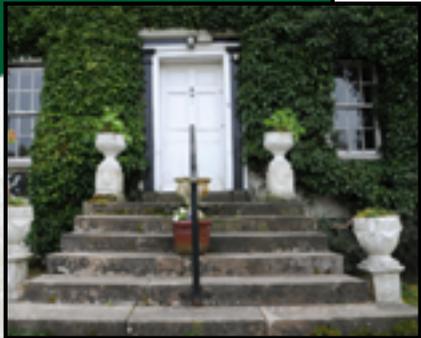
Sole Selling
Agents:

GVM
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061-413522
063 98050

Spring Lodge

Kilfinane, County Limerick



- Majestic two storey over basement period residence with enormous character.
- Residence extends to Circa 3,000 sq.ft of well laid out bright spacious well proportioned accommodation.
- The basement area is derelict and is a complete refurbishment.
- Extensive stone and concrete Outhouses.
- Good quality land with extensive road frontage, mature trees and adjoins the majestic river Loobagh.
- Sweeping tree laden driveway with mature entrance.
- Within walking distance of Kilfinane and all main amenities.
- Numerous original features.
- Unique opportunity to recreate and refurbish a stylish property with much history and potential.
- Original sash windows.
- Primary & Secondary education both within walking distance.

Description

A Period residence, positioned close to the village of Kilfinane, surrounded by mature Parkland.

Accommodation

The well-proportioned accommodation includes a reception hall, two principal reception rooms, one kitchen, five bedrooms, two bathrooms, a three roomed attic. Basement area contains a number of unoccupied rooms that have potential to be renovated and refurbished.

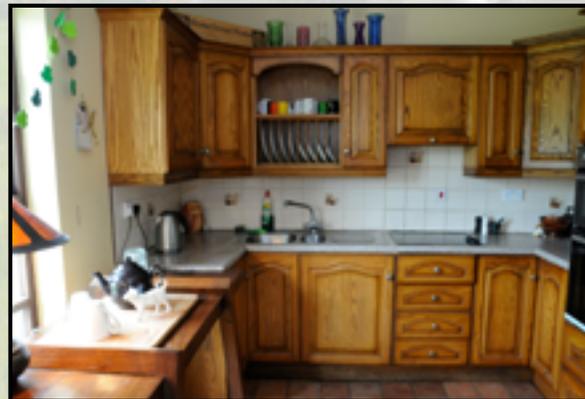
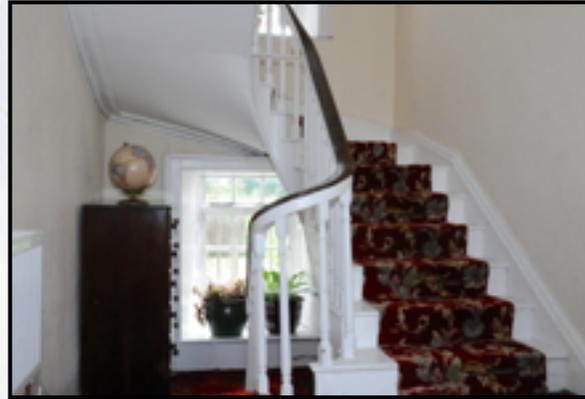
- 5 bedrooms, 2 main rec. rooms. 2 Kitchens.
- 2 bathrooms
- 3 attic rooms and a large basement area.

Outbuildings

To the rear of the house a small concrete yard with a range of traditional outbuildings.

ACCOMMODATION

- Entrance Hall: 22' x 8'
- Drawing room: 22' x 16'
- Dining room: 22' x 13'
- Kitchen: 12' x 10'
- Corridor: 14' x 5'
- Ground Floor Bedroom: 15' x 13'
- Toilet/wet room: 10' x 9'
- 1st Floor landing: 9'6" x 8'
- Bedroom 1: 12' x 10'
- Bedroom 2: 13' x 12'
- Walk-in Wardrobe: 4' x 8'
- Bedroom 3: 15' x 12'
- Corridor: 8' x 2'6"
- Bathroom: 6' x 8'
- Bedroom 4: 9' x 7'
- Attic Floor Landing: 10' x 8'
- Attic Room 1: 13' x 22'
- Attic Room 2: 16' x 22'
- Basement contains a large Kitchen and 5 other compartments



OUTSIDE ACCOMMODATION:

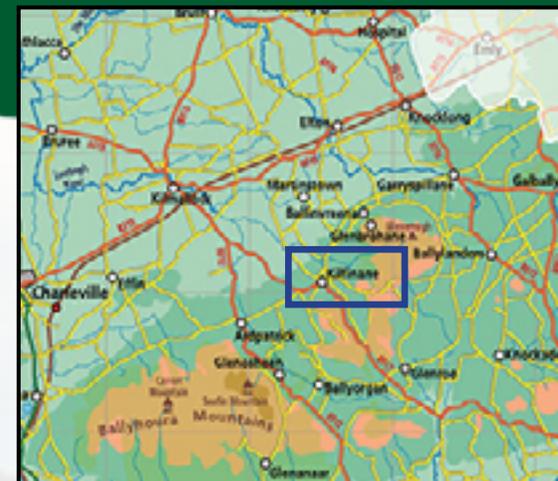
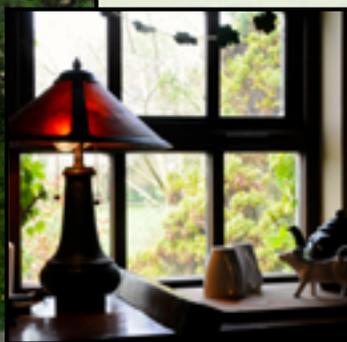
- Stone Built Outhouse: 41' x 17'
- Concrete Built Outhouse: 28' x 13'
- Concrete Built Outhouse: 18' x 10'6"
- Garage: 15' x 9'
- Stone Built Outhouse: 6' x 12'
- Concrete Yard

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Sporting

For the blood stock enthusiast this is excellent horse breeding country and Coolmore stud, Ireland's internationally famous stallion station, is within easy reach. This is Limerick Hunt country with four other packs meeting within boxing distance and river fishing and harbours from which to sail and fish are all within an easy drive. The area is also very well endowed with a range of other sporting amenities including numerous 18 hole championship golf courses and the renowned Ballyhoura Hill Walking and Cycling Trails.



Directions

Eircode for your mobile phone is V35 VN26. This will bring you to the entrance to this majestic home.

Alternatively, from Limerick take the R512 for approximately 30 km passing through Bruff and Kilmallock. Take a left on to the R517 which will bring you straight into Kilfinane.

Go straight through the village for another approximately 1 km. Spring Lodge is on the right-hand side of the road. GVM sign thereon.

Limerick City 40 km (50 minutes drive).
Cork City 70 km (60 minutes drive).
Dublin 220 km (150 minutes drive).
Shannon Airport 65 km (60 minutes drive).

Full details and appointment to view from sole selling agents:

GVM ~ Limerick City: 061 413522

or

GVM ~ Kilmallock: 063 98050

Solicitor: John Hickie, 3A Old Clare Street, Limerick.

Viewing Strictly By Prior Appointment



Intending Bidders must register with GVM Auctioneers prior to the Auction.

Important Notice

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2. The contents shall not be construed to form that basis of any contract.
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