

Grinaun

THREE BRIDGES, CARRICK-ON-SUIR, CO. TIPPERARY E32 F840

ABOUT 5.7 ACRES /
2.3 HECTARES

FOR SALE BY
PRIVATE TREATY



An impressive 5-bedroom home with landscaped garden grounds and river frontage



ACCOMMODATION

- ▶ Entrance hall
- ▶ Living room
- ▶ Sitting room
- ▶ Kitchen / Dining room
- ▶ Office / Study
- ▶ Utility room
- ▶ Master bedroom suite
- ▶ Four further bedrooms (3 are ensuite)

OUTBUILDINGS

- ▶ Triple garage
- ▶ Stables
- ▶ Tack room
- ▶ Hay barn

GARDENS & GROUNDS

- ▶ Landscaped gardens
- ▶ Lawns area
- ▶ Tarmacadam driveway
- ▶ Ample parking
- ▶ Pasture
- ▶ Patio
- ▶ Fish pond
- ▶ Vegetable garden
- ▶ Polytunnel
- ▶ River frontage

About 5.7 acres / 2.3 hectares



Location

Grinaun enjoys a quiet countryside setting with local amenities within 500m being excellently situated close to Carrick-on-Suir meaning “Rock of the Suir”. It is a heritage market town that provides a wide and full range of shops, services and amenities.

The historic city of Waterford (25 km) is world-renowned for its famous crystal and glass-making industry. The fifth largest and oldest city in Ireland and provides a full range of services, amenities, education and cultural activities. It is home to one of the country's major ports.

Golfers are well catered for in the surrounding area with quality courses located in the surrounding area. There are nearby golf clubs including Waterford, Carrick-on-Suir, Tramore, Dungarvan and West Waterford. The Jack Nicklaus-designed Mount Juliet Golf Course is 36 kilometres to the north and was home to the Irish Open on three occasions.

The area is synonymous with equestrianism. Clonmel Racecourse is 23 km distant and stages both National Hunt and Flat racing. There is excellent hunting in the area with a number of local packs including The Waterford Foxhounds and Kilmoganny Harriers.

The property benefits from excellent transportation links, including the nearby N24 which connects Limerick to Waterford. There is also a good choice of primary and secondary schools available nearby and also a variety of excellent private and public schools in the area.

DISTANCES

- ▶ Carrick-on-Suir 2 km
 - ▶ Clonmel 23 km
 - ▶ Waterford 25 km
 - ▶ Dungarvan 38 km
 - ▶ Kilkenny 41 km
 - ▶ New Ross 42 km
 - ▶ Cork 119 km
 - ▶ M50 145 km
 - ▶ Dublin Airport 166 km
- (All distances approximate)

Description

Grinaun is an impressive 5-bedroom family home with landscaped gardens and river frontage overlooking the stunning surrounding countryside. Originally dating from c.1930's, the house was upgraded and refurbished in 2018 and now offers comfortable and luxurious accommodation set over two storeys. The house is on an elevated site which offers up the most wonderful views making this a unique and peaceful setting.

Accessed through secure, pillared electric gates this opens onto a tarmac driveway which meanders gently up towards the house where there is ample parking both to the front and to the rear. An imposing front entrance opens into the entrance hall which offers access to the main reception rooms including a living room, dining room and also a cloakroom/wc.

The living room leads into a superb kitchen/dining room, the focal point of the home, which features an island, fully fitted kitchen units and French doors that open out onto a lovely covered terrace - ideal for al-fresco dining. Off the kitchen is a utility room that leads outside to the rear garden. There is also a downstairs bedroom ensuite which could be suitable for a home office for those working from home. The layout is ideal for a modern family and the standard of finish throughout is superb with internal features including coving, ceiling roses and pitch pine flooring.

On the first floor, there is the master bedroom suite which features a walk-in wardrobe and ensuite bathroom. There are 3 further bedrooms (2 are ensuite) and a wc this floor. The accommodation extends to approximately 2,766 sq ft / 257 sq m in total. Please refer to the adjoining floorplans for a full layout.

Outbuildings

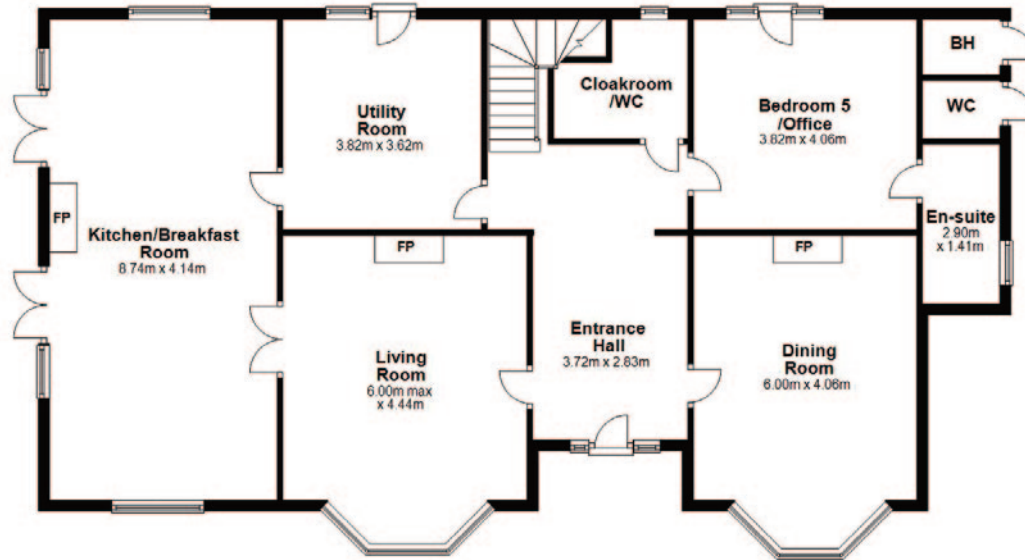
Adjacent to the house is a triple garage. One of the garage bays has been extended and is suitable for a motorhome or horsebox etc. Adjoining the garage are five stables, a tack room and a hay barn with a galvanised roof.



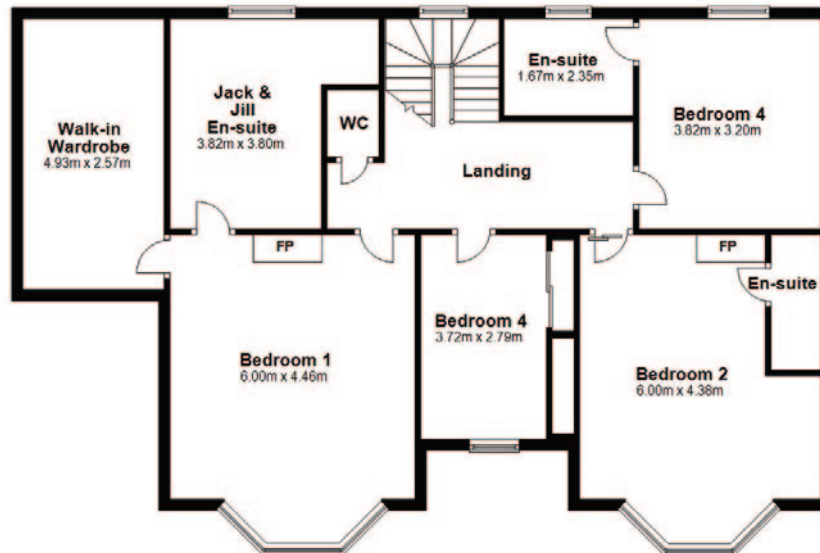


Floorplans

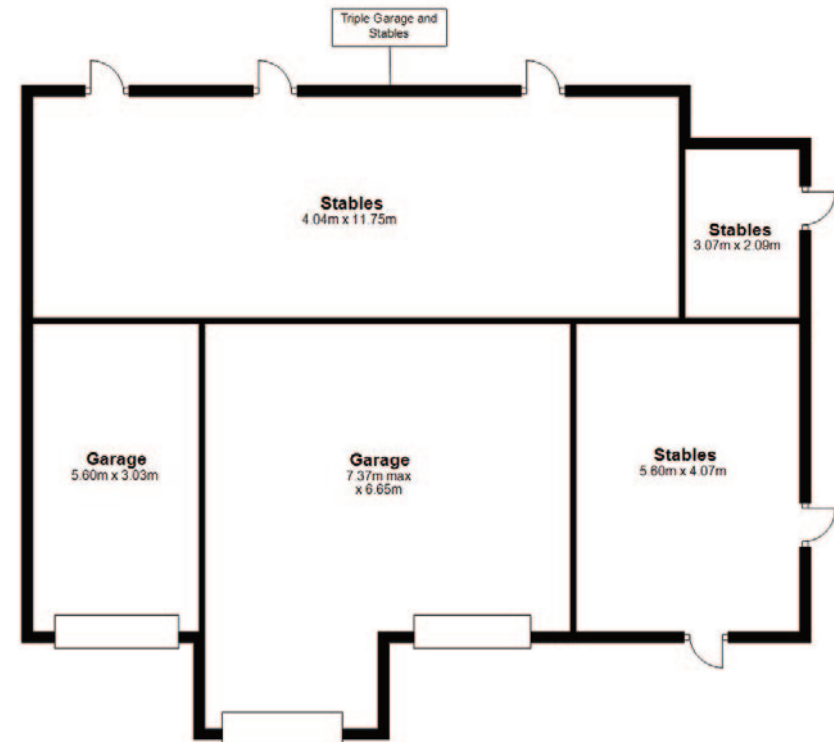
Gross Internal Area
257.5 sq.m.
(not including outbuildings)



Ground Floor



First Floor



Outbuildings



Gardens & Grounds

The spectacular gardens are an outstanding feature of the property and include a lawned area both at the front and to the rear of the house. The gardens are south- westerly facing. Beside the outbuildings is a vegetable garden with raised beds, a polytunnel and a fruit cage which is currently growing a mixture of blueberries and raspberries.

A key appeal of the property is the direct river frontage onto the River Lingaun. The grounds extend to about 5.7 acres / 2.3 hectares in total.

Land

Currently in permanent pasture and in a ring-fenced block, the land is bounded by the River Lingaun. In total, this land extends to about 4.2 acres / 1.7 hectares.



General Remarks

VIEWING

Strictly by appointment with Savills Residential & Country Agency.

EIRCODE

E32 F840

BER

C1

BER No: 114370489

FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale including garden statuary, light fittings, and other removable fittings, although some items may be available by separate negotiation.

SERVICES

Oil fired central heating, smart home management system, electric gates, CCTV security system, mains water, septic tank, wastewater treatment, outdoor automatic irrigation system.

Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

ENTRY & POSSESSION

Entry is by agreement with vacant possession.

OFFERS

Offers may be submitted to the selling agents:

Savills Residential & Country Agency, 33 Molesworth Street, Dublin 2. Email: country@savills.ie

BEST OFFERS DATE

A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

FINANCIAL GUARANTEE

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

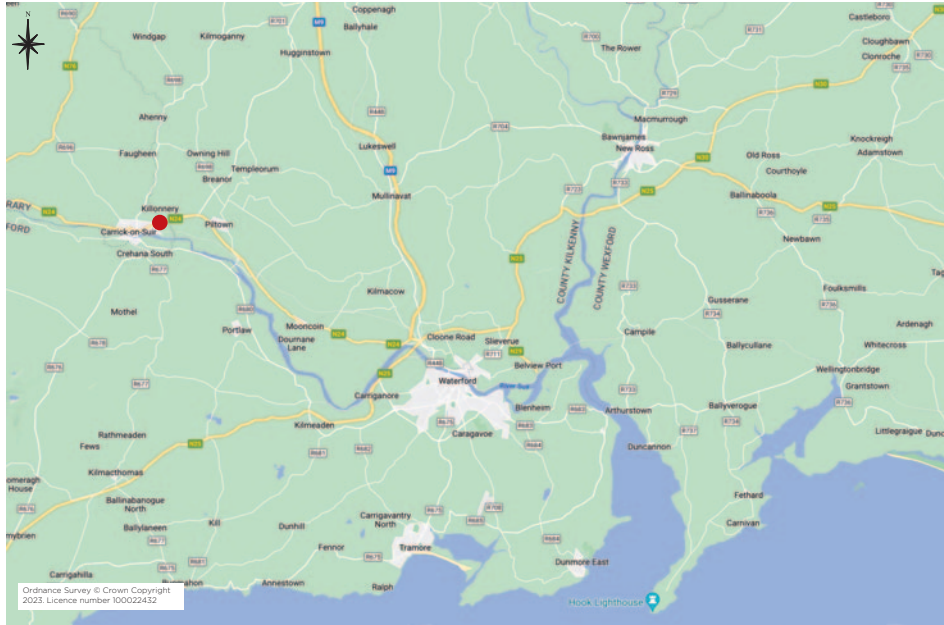
STIPULATIONS

WAYLEAVES AND RIGHTS OF ACCESS

The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied themselves as to the nature of all such rights and others.

GENERALLY

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.



Contact



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Dublin 2

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