For Sale

Asking Price: €375,000





2 The Terrace, Borrisokane, Co. Tipperary, E45 FE44.

sherryfitz.ie

BER Exempt



This distinguished two-storey over basement Georgian residence, dating back to circa 1815, offers a rare opportunity to acquire a home of true character and historical significance.

Rich in period detail, the property retains all of its original features, including high ceilings, sash windows, decorative cornicing, and original fireplaces.

Set within generous and mature grounds, it offers a peaceful and private setting that beautifully complements the elegance of the main house. Adding further appeal are the original outbuildings, including a former coach house and stables, ideal for a variety of uses or sympathetic restoration.

Ideally located on the edge of Borrisokane, the property enjoys a tranquil setting while remaining just a short stroll from local amenities including shops, schools, and the church.

This unique residence combines the charm of rural living with the convenience of town access, making it an exceptional home for those seeking both heritage and practicality. Whether as a family home or a restoration project with potential, this is a property that rarely comes to market.





Accommodation

Ground Floor

Entrance Hall 3.3m x 3.2m (10'10" x 10'6")

Sitting Room 5.6m x 4.6m (18'4" x 15'1"): with marble fireplace and over mantle

Living Room $5.4m \times 4.6m (17'9" \times 15'1")$: with cast inset marble fireplace and coving etc

1st Return

Bedroom One 6.4m x 2.4m (21' x 7'10"): with cast iron fireplace

WC 2.4m x 2.0m (7'10" x 6'7"): with wc, handbasin and hot press

First Floor

Bedroom Two 5.4m x 4.6m (17'9" x 15'1")

Bedroom Three/Office 3.4m x 3.2m (11'2" x 10'6"): with tiled fireplace

Bedroom Four 5.6m x 4.6m (18'4" x 15'1"): with cast iron fireplace

Lower Ground Floor

1st Return

Bedroom Five 6.5m x 2.3m (21'4" x 7'7"): with tiled fireplace

Bathroom 2.65m x 2.4m (8'8" x 7'10"): with bath, wc and handbasin

Basement

Kitchen/Dining Room 5.1m x 4.4m (16'9" x 14'5"): with solid fuel stove, brick fire surround, fitted kitchen units and ceramic tiled floor

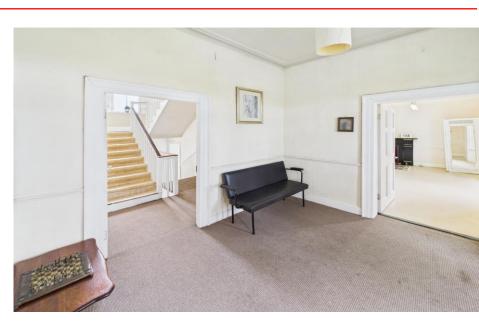
Scullery 3.4m x 2.3m (11'2" x 7'7"): with fitted units

(Tiled) Shower Room/Store 6.4m x 2.5m (21' x 8'2"): with electric shower, wc and handbasin

Living Room 4.6m x 2.6m (15'1" x 8'6"): with tiled fireplace

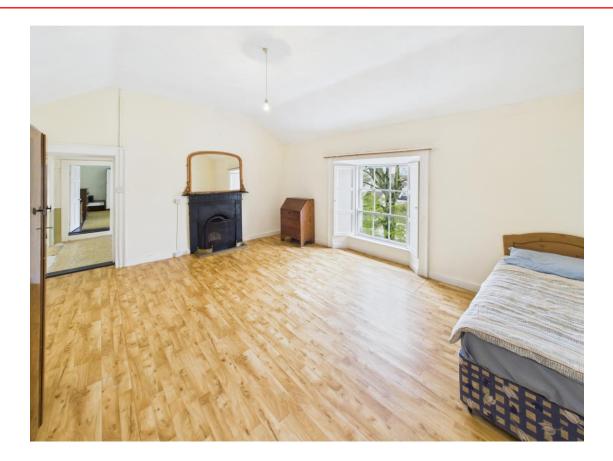
Bedroom/Study 3.5m x 2.5m (11'6" x 8'2")

Utility Room 2.6m x 2.4m (8'6" x 7'10"): plumbed









Outside

Garage 4.3m x 3.7m Implement Shed 4.3m x 3.7m Workshop 5.5m x 2.6m Storage Shed 7.0m x 2.6m Fuel Shed 2.6m x 2.3m

Large garden to the rear with a variety of ornamental shrubs, fruit trees etc.

Services

Mains water, sewerage, electricity and electric heating.

BER

Exempt







Directions

Eircode E45FE44









NEGOTIATOR

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