

# For Sale

Asking Price: €375,000

Sherry  
FitzGerald  
Talbot



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

BER Exempt

[sherryfitz.ie](http://sherryfitz.ie)





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 x 4.6m (17'9" x 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





Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
276.72 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## NEGOTIATOR

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