



**ROSENEATH HOUSE**  
MILL ROAD, CORBALLY  
LIMERICK

FOR SALE BY PRIVATE TREATY

## SALE HIGHLIGHTS

- Excellent location within close proximity of Limerick City centre and all local amenities.
- 6 bedroom Georgian house constructed c. 1820 set on approximately 0.9 acres.
- Amenities include a swimming pool and walled in gardens including kitchen garden/ orchard.

## LOCATION

Roseneath is located on Mill Road, an exclusive area within the Corbally district of Limerick approximately 3km north of Limerick City Centre. The property which is located in one of Limericks most desirable residential addresses is accessed via Corbally Road which links the Mill Road to the city centre.

Corbally has long been a popular residential location amongst commuters given its ease of access and proximity to the city centre while also offering a high-quality living environment. The area benefits from 2 primary schools and 2 secondary schools. Grove Island Shopping Complex which occupies large retailers such as Super Valu and Lloyd's Pharmacy is located a mere 750 meters to the south.

## EMPLOYMENT BASE










Limerick offers opportunities across a diverse range of industries and the area continues to attract interest from multinational companies around the globe. World ICT leaders such as Dell, Analog Devices and Intel are based in Limerick while the arrival of Regeneron, Biopharma and Ethicon Biosurgery in 2014 boosted an already strong Life Sciences sector that features Johnson & Johnson, Zimmer, Stryker and Cook Medical.

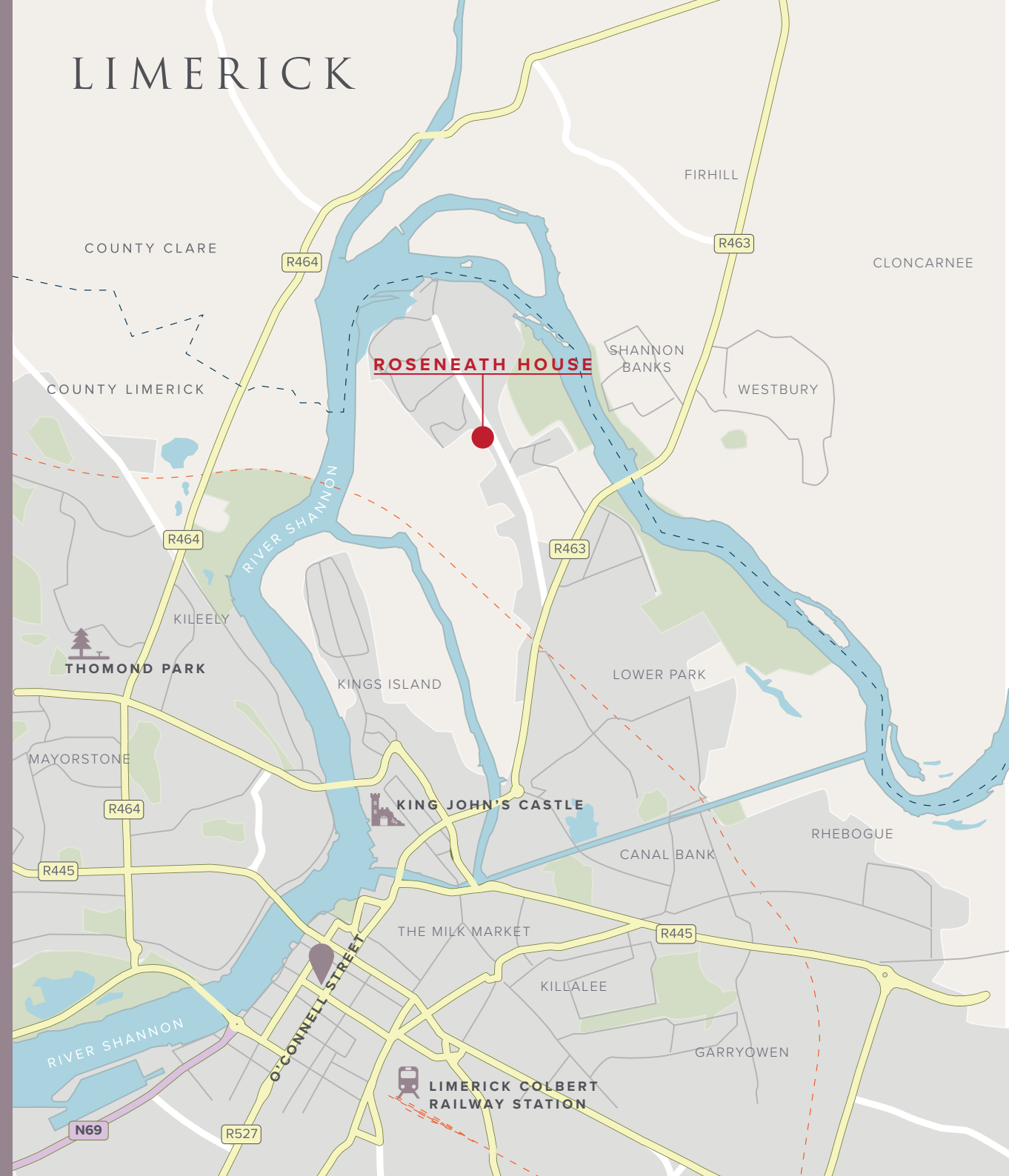
Other large employers expanding in the city include KEMP Technologies and Northern Trust.



# LIMERICK

## DISTANCE FROM PROPERTY

-  O'Connell Street 2.5km
-  Limerick Colbert Railway Station 3km
-  Shannon Airport 25km
-  M7 & M20 10km
-  University Hospital Limerick 6km
-  Thomond Park 3.5km
-  Mary Immaculate College 4.5km
-  University of Limerick 5.5km
-  Limerick Institute of Technology 4.5km



# ROSENEATH HOUSE

## ENTRANCE

The house has an attractive tarmacadam drive through a landscaped area with a retaining wall to the southwest. Road improvements on the Mill Road have resulted in a new entrance to Roseneath House that comprises a new 2m high stone wall with original decorative wrought iron gates with ashlar piers and curved wings.





# The House

Roseneath House comprises a detached square-plan, three bay, single storey over basement villa style Georgian house; built around 1820. The immediate curtilage of the house measures c.0.58 hectares, (c.0.9 acres) and includes a swimming pool, walled gardens, kitchen garden/ orchard and outbuildings. The house has a hipped natural slate roof with lead ridges, rendered chimneystacks and six-over-six timber sash windows to the ground floor and three-over-three to the base-ment.

The residence itself is of some historical and architectural merit and is listed in the National Inventory of Architectural Heritage as being a structure of 'Regional Importance'.







#### METHOD OF SALE

The property is being offered for sale by Private Treaty.

#### SERVICES

The house is serviced by way of mains water and a private septic tank.

#### TITLE

Freehold

#### VIEWINGS

Viewings are strictly by appointment through the selling agents only.

#### ITEMS NOT INCLUDED IN THE SALE INCLUDE;

Aga, decorative gilded pelmets in drawing & dining rooms, chandeliers, light fittings, curtains.

#### BUILDING ENERGY RATING

**BER** EXEMPT

Further details available on request.



#### FURTHER INFORMATION & VIEWINGS

Interested parties will, at the vendors discretion, be provided with access to a dedicated Data Room. The Data Room contains comprehensive information including site map, Planning report, title information & the contract for sale.

#### SELLING AGENTS



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