



BALLINTOHER HOUSE

Ballintoher Road, Nenagh, County Tipperary, E45 TX68

BER Exempt



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CHRISTIE'S
INTERNATIONAL REAL ESTATE



BALLINTOHER HOUSE, BALLINTOHER ROAD, NENAGH, COUNTY TIPPERARY, E45 TX68



BALLINTOHER HOUSE IS A METICULOUSLY RESTORED PERIOD HOME SET ON APPROX. 1.41 HECTARES (3.48 ACRES) OF PRIVATE GROUNDS. LOCATED ON THE OUTSKIRTS OF NENAGH TOWN, A SHORT DRIVE FROM THE SHORES OF LOUGH DERG AND UNDER AN HOUR FROM SHANNON AIRPORT.

Approx. 558 sqm (6,006 sq. ft)

For Sale by Private Treaty

BER Exempt



SPECIAL FEATURES

- Stunning period home in a private setting dating back to 1890
- Beautifully landscaped gardens extending to approx. 1.41 Ha (3.48 acres)
 - Elegant reception rooms
 - Six bedrooms
- Grain store suitable for restoration
 - Dual gated entrances
- Approx. 2.7 km from the centre of Nenagh town
 - Private off-street parking
- Under an hour from Shannon Airport

BALLINTOHER HOUSE

Ballintóher House was constructed in two stages, with the oldest part dating from 1890 and a seamlessly integrated newer wing from 1910, the current owners bought the property in 1987 and painstakingly restored it over three years into the stunning home it is today.

Upon stepping into the front hall of the newer wing of the house, you are immediately struck by the graciousness of this home, highlighted by the striking black and white Victorian-style tiling and the tall ceilings. The eye is naturally drawn to the winding pitch pine staircase that elegantly ascends to the upper floors. To the left, the dining room beckons with a detailed grey marble fireplace as its focal point. This splendid room, characterized by its tall ceilings and meticulously crafted cornicing, is spacious enough to accommodate lavish dinner parties.

Adjacent to the dining room is a charming bar area, decorated with black and red Victorian tiles. This cozy space is equipped with a bar counter and additional seating, perfect for entertaining guests in style. Moving back across the main hall, you enter the drawing room, a true masterpiece of design. This graceful space features a tall ceiling adorned with intricate cornicing, and it is bathed in natural light streaming through large windows. A marble open fireplace adds warmth and a touch of classic elegance, making this room an inviting retreat for relaxation and socializing.

An inner hall guides you to a secondary entrance hall in the original wing of the house, where another staircase provides access to the upper levels. Off this hall, you find a cozy sitting room, more intimate in scale. The room's centrepiece is a stove that radiates warmth throughout the space, making it the perfect spot for family time. Opposite the sitting room is the kitchen, which boasts a range of fitted units, an island unit and a designated dining area eased into a deep bay window, combining functionality with style. Adjacent to the kitchen are the domestic offices, which include a utility room, ample storage space, and a WC, adding convenience and practicality to the home's layout.

Ascending the main staircase from the main hall, the first floor immediately reveals two exquisite bedrooms, that are complemented by luxurious ensuite bathrooms. These bedrooms are elegantly appointed, offering both comfort and sophistication to their occupants. An inner hallway reveals an additional two ensuite bedrooms in the original wing of the residence. While on the second floor, there are a further two ensuite bedrooms.

Adjoining the main house is an old stone grain store, complete with a loft upstairs as well as a coach house. These structures offer immense potential for further development, whether as further living space, additional residential accommodation or for various ancillary uses, all contingent upon obtaining the necessary planning permissions.







GARDENS & GROUNDS

The gardens at Ballintoher House are a pure delight, thoughtfully designed to combine beauty with functionality. The meticulously manicured lawns are framed by an array of vibrant shrubberies and towering mature lime, oak and chestnut trees, which not only enhance the garden's aesthetic appeal but also contribute to a serene and private atmosphere. A tall stone wall further ensures seclusion from the main road, providing a tranquil retreat.

In the front lawn, a well-maintained putting green provides a delightful recreational area for golf enthusiasts to practice their skills in the comfort of their own home.

To the rear of the house, there is an enclosed courtyard with an expansive patio, providing the perfect spot for enjoying outdoor parties and social gatherings. Within the courtyard, various buildings offer endless opportunities.

In addition to the ornamental aspects, the gardens include two small paddocks. These versatile spaces are ideal for keeping children's ponies, engaging in hobby farming, or even for other pet livestock, offering a touch of rural charm and functionality.

Nestled at the bottom of the garden is a poly tunnel, an ideal spot for cultivating a kitchen garden.

The property boasts dual entrances, a practical feature that allows for smooth vehicular movement; guests can enter through one gate and exit through the other without the hassle of turning around. This thoughtful design enhances the overall convenience and accessibility of the property.

LOCATION

Ballintoher House is situated approximately 2.7km from the centre of Nenagh town. Nenagh stands as a thriving business hub, boasting an array of shops and boutiques, a general hospital, excellent schools, leisure facilities, and sports amenities. Its vibrant culinary scene also makes it an inviting destination for both locals and visitors alike.

For those seeking outdoor adventure, the picturesque landscapes of Lough Derg, approx. 10km north-west of Nenagh. Nestled between counties Clare, Tipperary and Galway, Lough Derg's 179km of idyllic shoreline boasts something for everyone. From lush walking and cycling trails, canoeing, water skiing, kayaking or stand-up paddleboarding, sailing, cruise or fishing. Lough Derg unfolds over 40km from its northern reaches in Portumna to its southern sweep in Killaloe/Ballina, the lively towns and villages that dot the shoreline boast their own unique charm and delight with fantastic local food.

One of the most popular locations to visit is Terryglass village is a picturesque village located on the northern shores of Lough Derg. It is well served with two local pubs, both of which serve delicious local produce. Down at the harbour, located a short walk from the village you will see BBQ & Picnic facilities, a playground and slipway. This is a popular spot for cruisers during the summer months.

The twin towns of Ballina/Killaloe which are just approximately 21km from Ballintoher House, are amongst Ireland's most picturesque attractions and are linked by a 13-arch bridge. A wide range of shops and restaurants are found within this beautiful spot including: Goosers restaurant, Tuscany restaurant, Flanigans bar and restaurant and many boutique shops and cafes.

The M7 motorway brings you to Shannon Airport in approx. 45 minutes, and Dublin is less than a two hours' drive. Limerick City with its University and International Business Centre is also less than an hours' drive from the property.

DISTANCES

2.7 km to Nenagh to centre

21 km to Ballina-Killaloe

15 km to Lough Derg/Garrykennedy Harbour

67 km to Shannon Airport

60 km to Limerick

165 km to Dublin city centre

All distances are approximate.





TECHNICAL INFORMATION

SERVICES: Oil fired central heating, septic tank, mains water, main electricity.

SALE METHOD: Private Treaty.

FIXTURES & FITTINGS: All light fittings and curtains/blinds.

TENURE & POSSESSION: The property is offered for sale freehold with vacant possession being given at the closing of sale.

VIEWING: Strictly by Private Appointment.









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