



The Friars Tavern,
Lorrha, Nenagh,
Co. Tipperary,
E45 V651.



A well-established Residential/Licensed Premises together with a standalone function room with kitchen facilities on 0.4 ha nestled in the serene embrace of a tranquil village, just a mere 10-minute drive from the picturesque Lough Derg and the bustling town of Portumna.

As a licensed premises, the establishment offers a unique blend of residential comfort and recreational opportunities, making it an ideal retreat for those seeking a peaceful getaway.

Immerse yourself in the tranquillity where every detail has been carefully considered to ensure a homely and inviting atmosphere.

Beyond the comforts the premises boasts a delightful campsite with an outdoor dining area, providing the perfect setting to connect with nature and enjoy the beauty of the outdoors. Whether you're a nature enthusiast, a family seeking quality time together, or a solo traveller in search of solitude, the campsite offers a rejuvenating escape.

Additionally, there is a retail unit ideal as a small convenience store (subject to planning permission), catering to the daily needs and enhancing your overall experience. Discover the allure of this authentic retreat, where the harmony of village life and the proximity to natural wonders create a truly unforgettable stay.



Accommodation

Entrance Porch

Snug 2.9m x 2.3m (9'6" x 7'7")

Bar 4.8m x 2.9m (15'9" x 9'6"): with flagged flooring

Lounge/Pool Room 8.3 (27'3")m x 6.0 (19'8")m / 3.3 (10'10")m x 1.8 (5'11")m: with tiled floor, laminated floor, fitted counter and displays and solid fuel stove

Tiled Ladies 5.0m x 1.8m (16'5" x 5'11"): with two cubicles and wash handbasins

Tiled Gents 2.8m x 1.7m (9'2" x 5'7"): with two urinals, wc and handbasin

Cooler Room 1.6m x 1.4m (5'3" x 4'7")

First Floor

Kitchen/Dining Room/Living Room 5.8m x 5.5m (19' x 18'1"): with hand painted kitchen, tiled floor, solid fuel stove (with back boiler) and brick fireplace

Bedroom One 5.0m x 3.2m (16'5" x 10'6"): with laminated floor

Bedroom Two 4.0m x 2.4m (13'1" x 7'10")

Bedroom Three 5.0m x 2.7m (16'5" x 8'10")

Bedroom Four 3.7m x 2.6m (12'2" x 8'6")

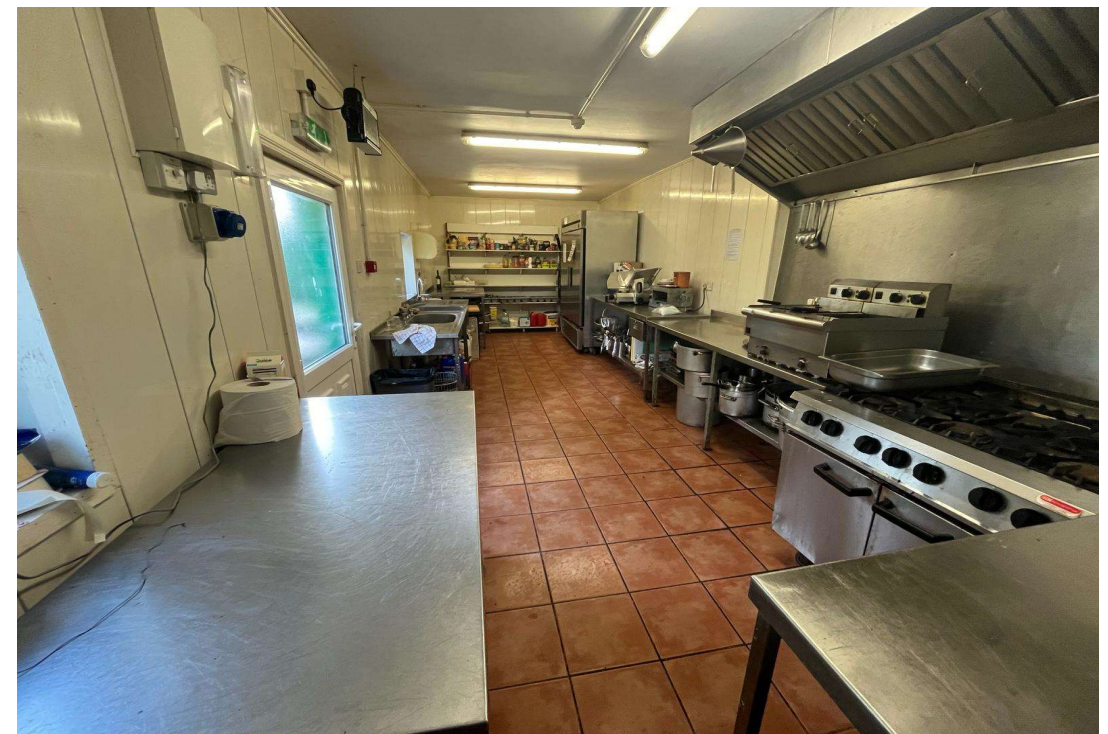
Tiled Bathroom 3.7m x 2.0m (12'2" x 6'7"): with bath, shower, wc and handbasin

Services

Mains water, sewerage, electricity, oil fired central heating and broadband (fibre).

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Outside

Large covered beer garden, yard and camping site with scope for further development and expansion (subject to planning permission). Also

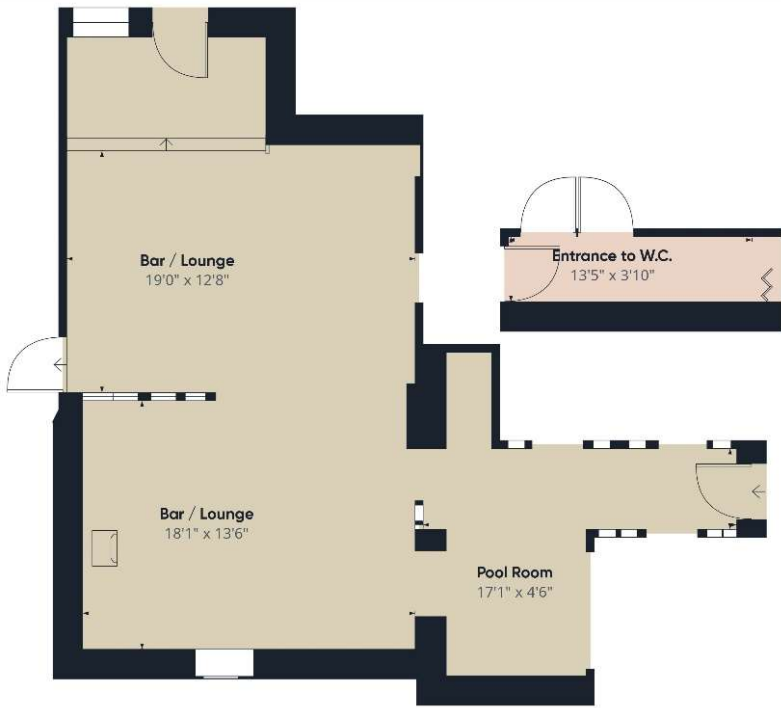
Function Room 11.8m x 5.1m (38'9" x 16'9"): with laminated slate floor, fitted counter.

Commercial Kitchen 10m x 2.8m (33'6" x 9'2"): with stainless steel units and pantry.

Retail unit 9.0m x 4.5m (41.5 sq.m.)







Floor 1 Building 1

Approximate total area⁽¹⁾
792.65 ft²

(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.

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Floor 1 Building 3

Approximate total area⁽¹⁾
711.19 ft²

(1) Excluding balconies and terraces

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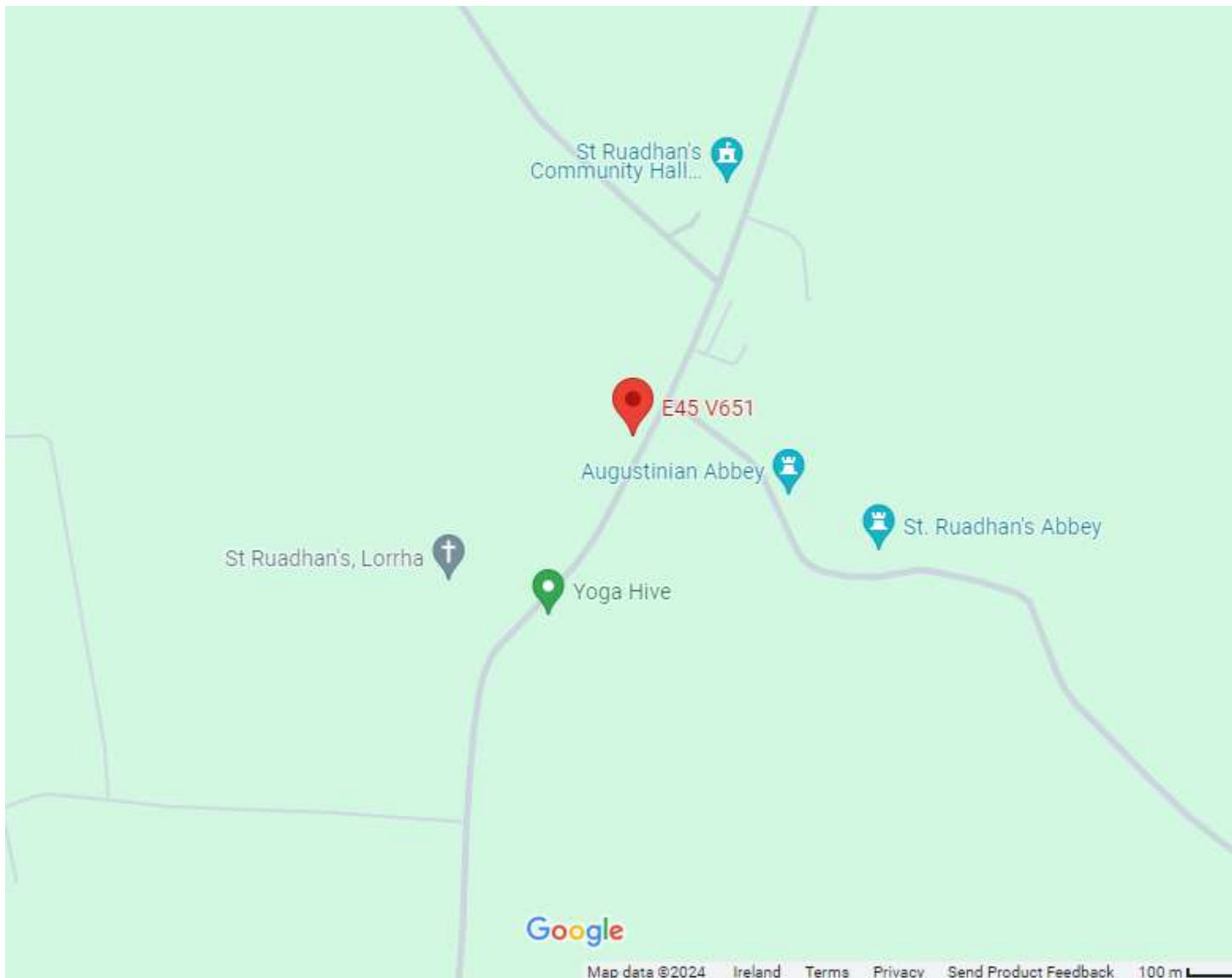
Floor 2 Building 1

Approximate total area⁽¹⁾
942.46 ft²

(1) Excluding balconies and terraces

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Directions

Eircode E45V651



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