



Ground Floor



Woodroffe, Clonmel, E91 C862

6 Bed, 4 Bathroom, 4 Reception room residence on large site between Clonmel and Cahir

Guide Price €425,000

BER C3





Brought to the Market by PF Quirke and Co is an impressive and unique architect-designed home showcasing traditional character with modernist influences, offering a perfect blend of space, comfort, and versatility. Boasting six bedrooms and four bathrooms, the home is ideal for families seeking room to grow or those desiring flexible living arrangements.

The property features four well-proportioned reception rooms, providing ample space for entertaining, relaxing, or creating dedicated work and leisure areas, including a beautiful sun lounge that provides a bright, relaxing space with lovely views over the well-maintained garden.

It is set up to provide separate living space in an Annex, meaning multiple generations can share the same space.

Set on a large site, the grounds offer privacy, scope for landscaping, and potential for outdoor activities.

Combining a convenient location with substantial living accommodation, this home presents a rare opportunity to secure a versatile and comfortable family residence in a sought-after rural setting. Perfect for families or those seeking flexible living, the property combines substantial accommodation with a tranquil rural setting, while being just 15 minutes from Clonmel, 5 minutes from Cahir and one hour from Cork, offering the convenience of city amenities within easy reach.

Entrance Hall
4.54m (14'11") x 3m (9'10")
Carpet

Hall
1.55m (5'1") x 2.43m (8'0")

Living Room
4.39m (14'5") x 3.73m (12'3")
Carpet, stone feature wall, mahogany fitted units

Dining Room
4.34m (14'3") x 4.57m (15'0")
Carpet, french doors to yard

Kitchen
5.76m (18'11") x 3.91m (12'10")
Tiled floor, units at eye and floor level

Office
3.06m (10'0") x 2.08m (6'10")

Rear porch
2.42m (7'11") x 1.58m (5'2")
Tiled floor

Bathroom
2.91m (9'7") x 2.05m (6'9")
Tiled floor, bath, shower, whb, wc

Sun lounge
5.87m (19'3") x 1.88m (6'2")
Solid timber floor

Living Area
4.1m (13'5") x 5.21m (17'1")
Solid timber flooring

Bedroom
3.24m (10'8") x 5.14m (16'10")
Solid timber floor

Bathroom
3.69m (12'1") x 2.98m (9'9")
Tiled floor/ walls, shower, accessible bath

Upstairs Landing
2.27m (7'5") x 5.12m (16'10")
Carpet

Bedroom
2.96m (9'9") x 2.46m (8'1")
Carpet

Bedroom
3.34m (10'11") x 2.75m (9'0")
Carpet, fitted wardrobes

Bedroom
2.97m (9'9") x 2.51m (8'3")
Carpet, fitted wardrobes

Bedroom
3.74m (12'3") x 2m (6'7")
Carpet

WC
0.08m (3") x 1.04m (3'5")
Wc, whb

Master Bedroom
4.57m (15'0") x 3.97m (13'0")
Carpet, fitted wardrobes, Sliding door leading to Balcony (5.7m x 5.7m)

En-Suite
2.11m (6'11") x 2.07m (6'9")
Tiled floor, bath, shower, whb, wc

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- 6 Bed, 4 Bath home with opportunity for separate living area
- Double Glazed PVC windows
- Oil fired heating
- Beautiful sun lounge
- Within 1 Hour to cork

