



MOYS HOUSE

Clarisford, Killaloe, Co. Clare V94 R9X2



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CHRISTIE'S
INTERNATIONAL REAL ESTATE



MOYS HOUSE, CLARISFORD, KILLALOE, CO. CLARE V94 R9X2



MOYS HOUSE IS A LUXURIOUS 7-BEDROOM COUNTRY RESIDENCE ON APPROX 2.35 ACRES WITHIN WALKING DISTANCE OF KILLALOE, FEATURING PRIVATE ACCESS TO THE RIVER SHANNON, ELEGANT INTERIORS, LANDSCAPED GARDENS, A TENNIS COURT, AND EXCEPTIONAL PRIVACY. ALL WITHIN EASY REACH OF LIMERICK AND SHANNON AIRPORT.

Approximately 594 sq. m (6,393 sq. ft)

For Sale by Private Treaty

BER C3 | BER Number: 114413289



SPECIAL FEATURES

- Substantial 7-bedroom country residence extending to approx. 594 sq. m (6,393 sq. ft)
- Bespoke painted pine kitchen with solid oak worktops, Stanley cooker, and five-ring hob
 - Direct access to the River Shannon via private jetty
- Interiors finished with French and pitch pine flooring, vaulted beam ceilings, and Indian slate
- Limestone and cast-iron fireplaces, Laura Ashley finishes, and Italian-designed en-suites
 - Oil-fired central heating, broadband connectivity, and alarm system
- Tower snug with 360-degree countryside views, ideal for reading or relaxation
 - Landscaped gardens, mature woodland, and multiple decked terraces
 - Mediterranean-style courtyard with terracotta tiles
 - Full-size tennis court and private gym on lower-ground level
- Easy access to Limerick City (17 km) and Shannon Airport (44 km)

MOYS HOUSE

Privately set on approx. 2.35 acres of landscaped gardens, Moys House is a substantial lakeside residence offering refined comfort and scenic tranquillity just moments from the heart of Killaloe. Extending to approximately 594 sq. m (6,393 sq. ft), this elegant home combines generous proportions, bespoke finishes, and private access via a jetty to the River Shannon.

A gravelled driveway leads to the house, where a central panelled door and stone steps open into a split-level entrance hall, beautifully finished in Indian slate with Laura Ashley interiors. The home's layout flows effortlessly from this central space into the principal reception rooms, including a drawing room and dining room, both with solid pitch pine floor.

The kitchen and adjoining snug area form the heart of the home, finished with oak-effect flooring and triple-aspect views across the tennis court, landscaped grounds, and river beyond. A traditional painted pine kitchen includes a Stanley cooker, five-ring hob, solid oak worktops, a bell-fenced sink, and access to a Mediterranean-style courtyard finished in terracotta tiles, creating a warm, light-filled space ideal for indoor-outdoor living.

The home offers seven spacious bedrooms, several of which enjoy dual-aspect garden views and high ceilings. The master bedroom features a vaulted beam ceiling, an Italian-designed en-suite with WC and walk-in shower, and a generous dressing room that leads via spiral staircase to a unique tower snug. This elevated retreat, with eight windows, offers unrivalled views of the surrounding countryside, perfect as a private painting studio or observatory. There are three additional bedrooms on this level, with the remainder being downstairs.

The lower-ground level includes a well-equipped gym and a swim in place pool, offering a private space for health and wellness without leaving the property. The remainder of the home presents flexible accommodation with opportunities for further leisure or recreation spaces.

Just a short walk from the picturesque town of Killaloe and only 17 km from Limerick City and 44 km from Shannon Airport, Moys House represents a rare opportunity to acquire a spacious riverside home that combines privacy, beauty, and exceptional access to one of Ireland's most scenic and desirable regions.





GARDENS & GROUNDS

The gardens at Moys House offer a peaceful and beautifully landscaped setting, with gravel paths winding through mature woodland and mixed shrubbery. Multiple decked terraces provide inviting outdoor spaces, complemented by a well-maintained vegetable garden and full-size tennis court. A private jetty offers direct access to the River Shannon, with ample room for multiple boats. The grounds combine natural beauty and functionality, creating a serene riverside retreat.

LOCATION

Moys House is perfectly positioned just minutes from the centre of Killaloe, with easy access to both sides of the River Shannon. The property benefits from close proximity to Killaloe's amenities, including shops, schools, cafés, and restaurants. Limerick City is approximately 17 km away, while Shannon Airport is within a 44 km drive (approximately), providing excellent regional and international connectivity.

The location offers direct access to the River Shannon via a private jetty, with ample space for multiple boats, ideal for boating enthusiasts. The area also features scenic walking trails, nearby golf courses, and equestrian facilities, catering to a range of outdoor interests. With quality primary and secondary schools close by, Moys House combines the tranquility of riverside living with convenient access to essential services and transport links.

DISTANCES

- Walking distance to Killaloe town centre
- 17 km / 20 minutes to Limerick City
- 44 km / 40 minutes to Shannon Airport
- 25 km / 25 minutes to Nenagh
- 40 km / 35 minutes to Ennis
- 60 km / 50 minutes to Galway
- 115 km / 1 hour 20 minutes to Cork City
- 210 km / 2 hours 10 minutes to Dublin City Centre

All distances/times are approximate

TECHNICAL INFORMATION

SERVICES | Mains electricity, mains water, Oil fired central heating, septic tank, fibre broadband.

SALE METHOD | Private Treaty.

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

VIEWING | Strictly by Private Appointment.









FLOOR PLANS





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JOINT SOLE SELLING AGENTS

Roseanne De Vere Hunt
Sherry FitzGerald Country Homes
Farms & Estates
176 Pembroke Road, Ballsbridge, Dublin 4

T: +353 (0)1 237 6402
E: roseanne.hunt@sherryfitz.ie

sherryfitz.ie

Oliver Pearson
Sherry FitzGerald Country Homes
Farms & Estates
176 Pembroke Road, Ballsbridge, Dublin 4

T: +353 (0)1 237 6415
E: oliver.pearson@sherryfitz.ie

sherryfitz.ie



William Talbot
Sherry FitzGerald Talbot
52 Kenyon St, Nenagh North,
Nenagh, Co. Tipperary, E45 P088

T: +353 (0)67 31496
E: william@sftalbot.ie

sherryfitz.ie