



**FOR SALE BY PRIVATE TREATY**



**LOT 1**  
BEAUCHAMP,  
BOOLANACAUSK, MEELICK, CO.CLARE. V94P8Y8

**BER C1**

**LOT 2**  
Adjoining farm on c. 10 acres with derelict house and outbuildings.

**Lot 3**  
Adjoining forestry c. 45.75 acres.

**Lot 1: PRICE: €380,000.**

**Lot 2: PRICE: €100,000.**

**Lot 3: PRICE: €260,000.**



## DESCRIPTION

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A truly unique opportunity arises to acquire this substantial detached dormer property c. 308 Sq. M. (c. 3,315 Sq. Ft.) on c. 1.2 hectares (c. 3 acres) of which c.1 acre is in forestry.

This property is located in a tranquil setting close to Meelick National School and only c. 7.3 km (4.5 miles) from Limerick City Centre.

This residence in our opinion could suit a variety of uses and the accommodation could provide for 8 to 12 bedrooms if required. Internally the property has been upgraded in recent years to provide for new kitchen and bathrooms and general cosmetic work. Externally there is detached garage c. 40 Sq. M. (430 Sq. Ft.) with pullover aluminium insulated door.

Outside the property is accessed via a gated and fenced gravelled driveway leading to the house on an elevated position offering panoramic views of Limerick City and surrounding countryside. Gardens extend to approximately 2 acres and there is a further acre of forestry to the rear of the property.

This holding can be sold as follows: Lot 1,2, & 3, Lot 1, Lot 1 & 2 or Lot 2 & 3.



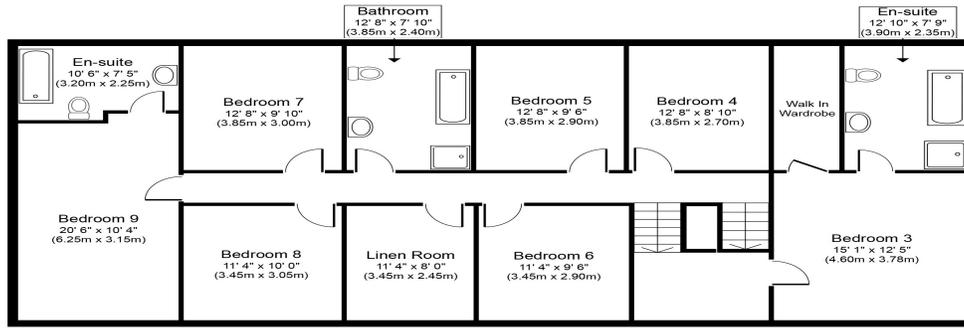


## SPECIAL FEATURES

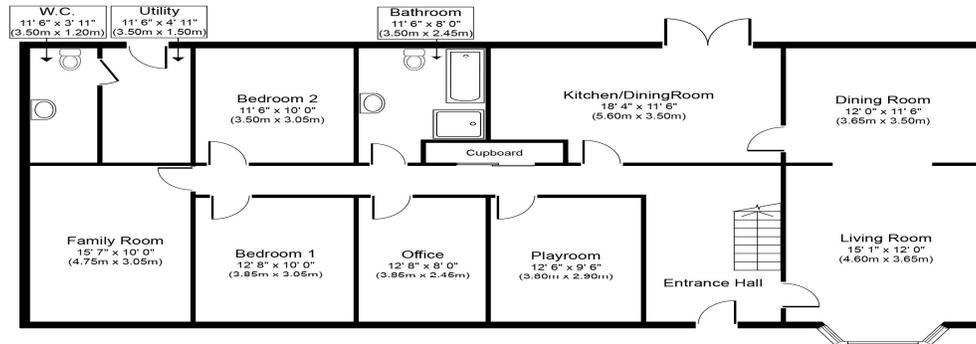
- c. 1.2 hectares (c. 3 acres)
- Oil fired central heating
- Fully alarmed
- Double glazed windows
- C.1 acre forestry
- Excellent condition
- 9/12 bedrooms
- Well Water
- Panoramic views of Limerick City

## ACCOMMODATION

- **Entrance Hallway** Hardwood entrance door with frosted side panels. Porcelain tiled floor. Telephone point. Alarm point.
- **Living Room** Hardwood oak flooring. Marble fireplace with ornate mahogany surround and marble hearth. TV point. Bay window. Double glass panelled doors to...
- **Dining Room** Porcelain tiled floor.
- **Kitchen / Dining Room** Modern fitted hand painted kitchen with ample array of eye and floor level units and display cabinets. Single drainer stainless steel sink unit with mixer tap. Neff double oven. Neff microwave. Siemens four plate ceramic hob. Extractor fan. Integrated Bosch dishwasher. Breakfast counter. Porcelain tiled floor. Double glazed sliding patio door to rear. Alarm point. Recessed lighting.
- **Playroom** Fitted wardrobes. TV point.
- **Office** Open shelving.
- **Bedroom 1** Fitted wardrobes. TV Point. Semi solid maple flooring.
- **Bedroom 2** Fitted wardrobes. TV point. Semi solid maple flooring.
- **Sitting Room** TV Point. Telephone point. Semi solid maple flooring. Dimmer switch.
- **Utility Room** Plumbed for washing machine. Vented for dryer. Tiled floor.
- **Guest W.C.** W.C. Wash hand basin. Tiled floor. Part tiled walls.
- **Detached garage** Built of block construction with aluminium and insulated up and over garage door. Power and water. 8.5 x 4.75
- **Main bathroom** Bath with shower attachment. W.C. Wash hand basin in vanity unit. Shower cubicle with glass sliding doors. Recessed lighting. Fully tiled walls and floor. Wall mirror with mosaic tile surround.
- **Upstairs**
- **Bedrooms** 7 / 8 bedrooms with 2 ensuite
- **Bathroom** Bath. Shower. W.C. Wash hand basin.
- **Lot 2** Adjoining farm c. 4.05 hectares (10 acres). This farm is laid out in two divisions one of which has road frontage. There is a derelict two storey house, a large shed and a stone shed. Price €100,000.
- **Lot 3** Adjoining forestry c. 18.52 hectares (45.75 acres) which was planted in January 2012. 90% is planted with Sitka Spruce and 10% are native trees. There is a 20-year premium of c. 8,000 per annum. Price €260,000.



**First Floor**  
Approximate Floor Area  
**1,658 sq. ft.**  
(154.0 sq. m.)



**Ground Floor**  
Approximate Floor Area  
**1,668 sq. ft.**  
(155.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## PRICE

LOT 1 - PRICE: €380,000.  
LOT 2 – PRICE: €100,000.  
LOT 3 – PRICE: €260,000.

## VIEWING DETAILS

By appointment only

## Contact Negotiator

Geoffrey de Courcy

## DIRECTIONS

From Limerick City proceed out the Ennis Road as far as the Meelick roundabout and take the 2<sup>nd</sup> exit off same, proceed to the end of Fairs Road. Take a left and first turning to the right. Continue on this road and take the next turning to the right continue on this road and c. 50 meters prior to Meelick National School take a left and reaching the Y junction the subject property is directly in front.

## Contact Agent

PROPERTY PARTNERS DE COURCY O'DWYER :  
LIMERICK ESTATE AGENTS  
M: 061 410 410  
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**PROPERTY  
PARTNERS**

Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.