

For Sale:
€659,000 – Offers Invited

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AUCTIONEERS & VALUERS

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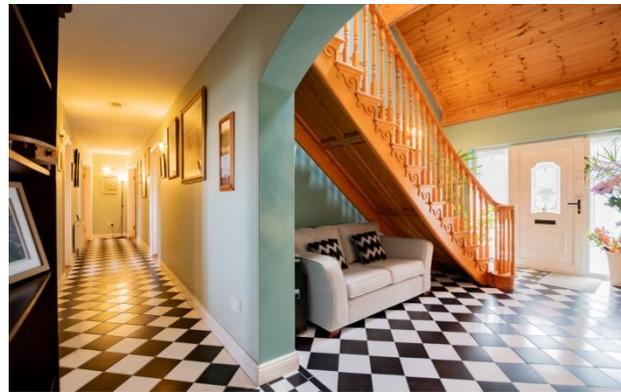


Barony House, The Meelaghans, Tullamore, Co. Offaly.R35H7T2

On gaining access through a gated entrance one is greeted by a sweeping gravel drive leading to the house and its mature landscaped gardens. Built to the highest standards this detached 5/6 bedroom residence is arranged over two floors. The house offers generous sprawling accommodation of circa 4,000 sq ft (372 sq m) and has a detached garage (540sq ft) to the side. There is also a derelict cottage, a hayshed and a beautiful log cabin on the circa 3.36 acre (1.36 Hectare) site. Within this un-spoilt setting comes a turnkey residence nestled away in a rural setting while also offering easy access to all local amenities. The home also offers easy access to the N80/N52 and Tullamore By Pass. This home comes to market in excellent condition throughout and has to be seen to be fully appreciated. This property ticks all the boxes to make a great family home.

It is not often a property of this caliber comes to market offering a purchaser a very rare opportunity to acquire a home of distinction on a private, secluded site. The residence spans over two floors and offers spacious living accommodation for a family. The scale of this property, the character and potential it offers must be seen to be appreciated.





Beautiful Family Home

The property is within easy access to Tullamore town and the M6 Motorway with travel time to Dublin of approx 1 hour 10 mins (90km) and Galway 1 hour 30 mins (134km). The property is approx 2 km from Tullamore town centre where one will find an array of excellent amenities. These include creches, schools, shops, pubs, restaurants, banks, post office, leading supermarket chains, fantastic recreational facilities, and much more. The town has a train station servicing Dublin to Galway and fantastic bus services.

The current owners have tastefully decorated and maintained this home throughout. The well laid out accommodation of Barony House is accessed through an impressive main entrance with accommodation over 2 floors comprising of Entrance Hallway, Sitting Room, formal Dining Room, 6 Large Bedrooms –6 Ensuite Rooms, 2 Bathrooms, modern Kitchen/ Living room connected to the garden, Utility Room, Storage room and Office. The scale of this property, the character and potential it offers must be seen to be appreciated.

Outside, the property is set on a large private landscaped site with a selection of mature trees and extensive grounds facilitating a detached garage, log cabin, derelict cottage, workshop and hay shed that can be renovated or converted for a variety of new uses such as a studio/ home office/ workshop etc while boasting landscaped gardens, an orchard and nature walkway to side.



ACCOMMODATION:

Front Foyer: 3.08m x 4.46m. Bright and spacious entrance Hall with feature solid wood staircase and handrail. Tile floor, high ceiling and view to other levels, feature wood ceiling. Arch to Hallway

Formal Dining Room. 5.86m x 4.46m. Double doors from front foyer. Impressive high ceilings with window overlooking the garden to front. Inset lighting. Solid wood flooring.

Sitting Room: 4.42m x 6.12m. Dual aspect with large bay window overlooking the front garden and window to side garden. Feature fireplace, Fitted tv unit, ceiling coving, solid wood flooring.

Kitchen/Living Room: 8.47m x 9.57m. Solid wood fitted kitchen with French doors accessing the garden. Kitchen includes an integrated oven, hob and extractor fan, integrated fridge freezer, dishwasher and microwave and inset lighting. It also features a Stanley solid fuel cooker with boiler. High quality tiled floor.

Utility: 2.46m x 3.30m. Modern storage units and sink. Plumbed for washer/ dryer. Door to rear yard

Bathroom One: 2.44m x 4.46m. Tiled wall and floor with w/c, whb, bath.

Bedroom One: 3.37m x 4.46m. Generous sized double room with wood floor and tastefully decorated.

Ensuite One: 1.72m x 2.09m. Shower, Tiled wall and floor with w/c & whb

Bedroom Two 4.32m x 4.97m

Generous sized double room with wood floor and tastefully decorated with built in wardrobes.

Ensuite Two: 1.72m x 2.09m. Shower, Tiled wall and floor with w/c & whb

Bedroom Three 3.41m x 4.46m

Generous sized double room with wood floor and tastefully decorated

Ensuite Three: 1.68m x 2.07m. Modern Shower Room with electric shower, Tiled wall and floor with w/c and whb

Bedroom Four 4.32m x 4.97m

Generous sized double room with wood floor and tastefully decorated with built in wardrobes. Bay window to views of front garden.

Ensuite Four: 1.68m x 2.10m. Shower. Tiled wall and floor with w/c & whb





ACCOMMODATION: *Contd.*

Upstairs from front foyer is solid wood stairs to landing off

Bedroom Five: 6.71m x 6.42m. Generous double room with two Velux windows with fold out balconies, solid wood floor

Ensuite Five: 2.27m x 1.09m. Tiled with w/c and whb

Bedroom Six: 3.95m x 4.99m Generous double room. Wood floor. Front aspect.

Office: 3.85m x 4.97m. Wood floor. Front aspect.

Bathroom Two: 3.40m x 2.55m Wall and Floor tiled finish with w/c, whb, shower and bath

Storage Room: 3.87m x 7.79m. Generous room – currently used as storage.

Ensuite Six: 3.27m x 1.07m. Shower, w/c and whb. Tile floor

SPECIAL FEATURES & SERVICES:

- Spacious living accommodation – circa 4,000sq. ft
- Detached garage (540sq ft), - Plumbed for washing machine & electrical connections for dryer
- Situated on extra large site with private gardens – circa 3.36 acre (1.36 Hectare) site
- Log cabin (Summer house) is equipped with electricity for both lighting and heating.
- OFCH
- Easy access to the N52 By Pass
- 2km from Tullamore town centre



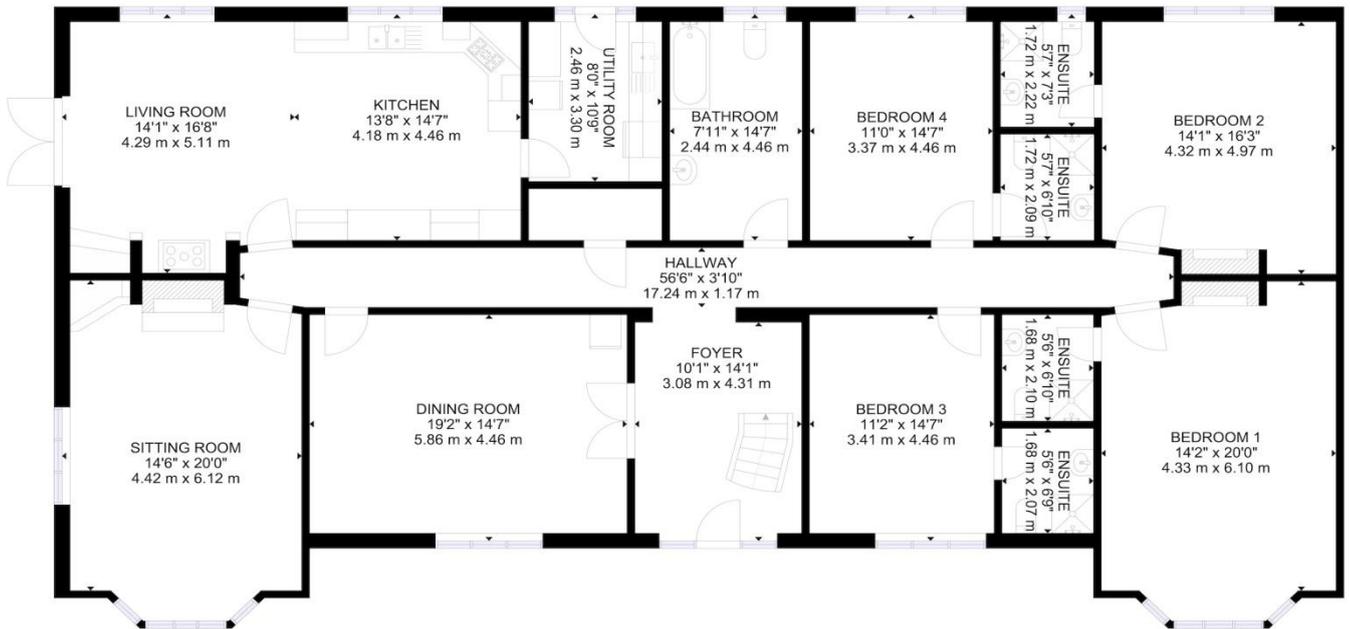
VIEWINGS:

Strictly by prior appointment with the sole selling agent

Tel: 057 9324622.

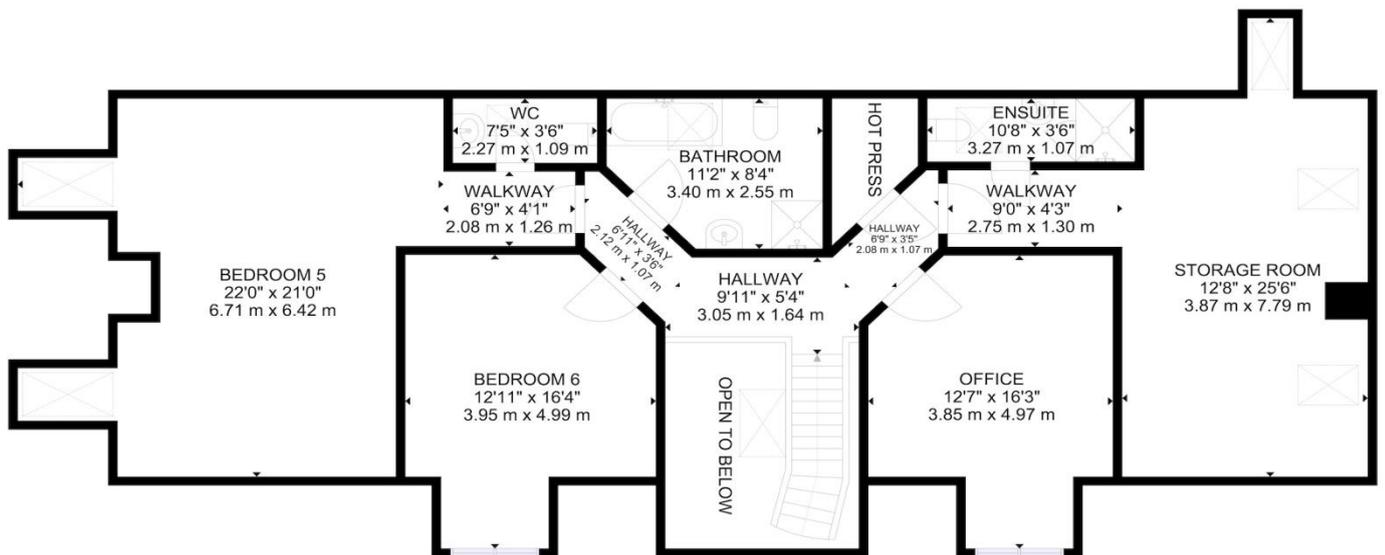
Email: heffernanauctioneers@gmail.com

Floor Plans.



GROUND FLOOR

GROSS INTERNAL AREA
 FLOOR 1: 2754 sq.ft, 256 m², FLOOR 2: 1478 sq.ft, 137 m²
 TOTAL: 4232 sq.ft, 393 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 2754 sq.ft, 256 m², FLOOR 2: 1478 sq.ft, 137 m²
 TOTAL: 4232 sq.ft, 393 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

