



# FERMOYLE

Castletown, Portroe, Co. Tipperary E45 WP98







# FERMOYLE, CASTLETOWN, PORTROE, CO. TIPPERARY E45 WP98



SET ON 1.45 ACRES BESIDE LOUGH DERG, THIS REMARKABLE RESIDENCE FEATURES LANDSCAPED GARDENS, A PRIVATE BOATHOUSE WITH SHELTERED HARBOUR, AND BREATHTAKING LAKE VIEWS. WITH A HISTORIC CASTLE BACKDROP, IT OFFERS TRANQUILITY, BEAUTY, AND A TRULY UNIQUE LAKESIDE LIFESTYLE.

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*Approximately 170 sq. m (1,829 sq. ft)*

*For Sale by Private Treaty*

*BER C2 | BER Number: 115159188*







## SPECIAL FEATURES

- Private boathouse providing direct access to Lough Derg
- Historic Castletown Castle set within the grounds
  - Tranquil private stream with a waterfall
    - Triple glazed top turn windows
    - Mechanical ventilation system
  - Floored attic with retractable loft ladder
  - High Pressure Hot Water Cylinder
    - Fire and burglar alarms
  - Private borehole/well and pump house
- Full planning permission granted for extension and roof modifications

## DESCRIPTION

This lakeside residence at Fermoyle has been masterfully designed to harmonise modern sophistication with the serene beauty of its magical setting. Extending to approximately 193 sqm (2,077 sq ft) and set on about 1.45 acres of private grounds, it offers direct access to Lough Derg through a private boathouse and sheltered harbour, all set against the dramatic backdrop of the historic Castletown Castle. This exceptional combination of lakeside living and historic charm promises a lifestyle of unrivalled tranquillity and distinction.

At the heart of the home lies a magnificent open-plan living and dining space, where a striking feature fireplace with a log-effect gas fire adds warmth and sophistication. An abundance of picture windows frames breathtaking views of both the lake and the historic castle, while providing effortless access to the side patio. Sunlight floods the interiors, creating a seamless connection between the elegant living spaces and the enchanting surrounding landscape.

The newly refurbished kitchen is a statement of style and functionality, complete with bespoke cabinetry, premium Neff appliances, and generous stone work surfaces. A discreet utility room offers further storage and preparation space, ensuring the home remains as practical as it is refined, the perfect setting for both relaxed family living and sophisticated entertaining.

Accommodation is thoughtfully proportioned, with three inviting bedrooms designed to offer comfort and calm. The principal suite, south-facing and flooded with light, is a sanctuary in its own right, boasting a vaulted spruce ceiling, private balcony, and luxurious ensuite bathroom. Additional bedrooms are appointed with bespoke built-in wardrobes, while the family bathroom is finished to a high standard. Adding to the property's potential, full planning permission has been secured for an elegant extension and roofline modifications, offering scope for further personalisation.

This residence presents a rare opportunity to embrace a lifestyle where contemporary comfort meets historic charm, all set against the breathtaking beauty of Lough Derg.







## GARDENS & GROUNDS

The grounds at Fermoyle unfold as a private sanctuary of natural beauty, meticulously landscaped to enhance the lakeside setting. Manicured lawns are complemented by ornamental planting that bursts with seasonal colour, while a meandering stream, complete with a cascading waterfall, adds to the sense of enchantment.

Multiple sun-drenched terraces and sheltered patio areas provide idyllic spots for dining, entertaining, or quiet reflection, while the private boathouse and harbour offer effortless access to the shimmering waters of Lough Derg. For practical convenience, a well-constructed tool shed/storage building with concrete flooring and block walls is discreetly positioned within the grounds, blending functionality with the estate's elegant surroundings.

Presiding over the estate, the atmospheric ruins of Castletown Castle a 17th-century O'Brien stronghold, lend a dramatic backdrop. Its distinctive barrel-vaulted chambers and ancient stone walls stand as a timeless reminder of the region's heritage, perfectly framing this extraordinary lakeside retreat.

## LOCATION

Fermoyle offers an exceptional lakeside lifestyle on Lough Derg, Ireland's third-largest lake, spanning 118 sq. km (45.5 sq. miles). Renowned for boating, sailing, and fishing, Lough Derg provides the perfect setting for water-based leisure.

The University of Limerick operates a vibrant activity centre nearby, offering canoeing, kayaking, yachting, and windsurfing. Adventure continues on land with diving at Portroe and scenic hill walking along the Lough Derg Way.

The twin towns of Ballina and Killaloe, just 12 km away, offer a host of amenities including restaurants, bars, shops, supermarkets, and schools. Fermoyle is easily accessible by boat from Ballina/Killaloe, Garrykennedy, Mountshannon, Dromineer, or Terryglass.

For road connections, the M7 motorway is 18 km, Limerick city and the University of Limerick 36 km, Shannon International Airport 66 km, and Dublin International Airport under a two-hour drive.

## TECHNICAL INFORMATION

**SERVICES** | Mains electricity, Water from private bore well, wastewater treatment system.

**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











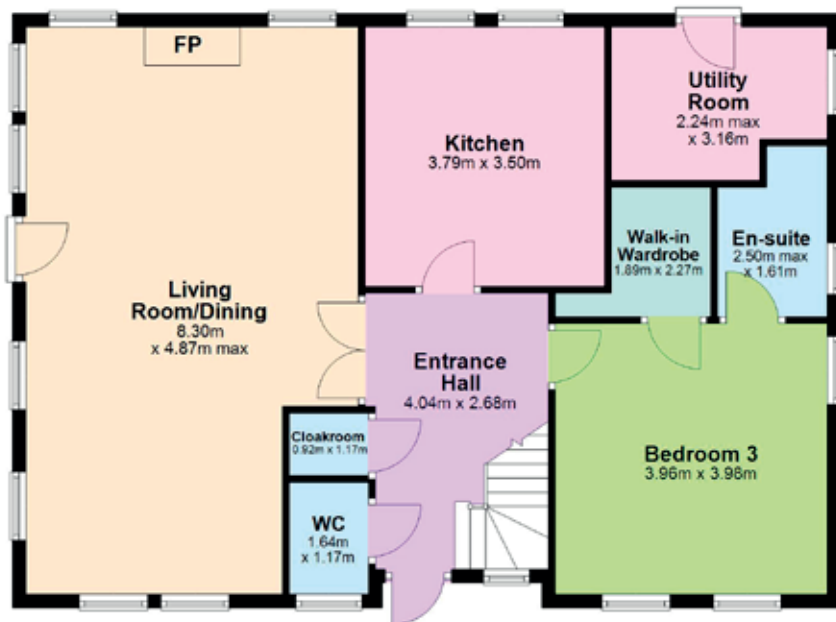




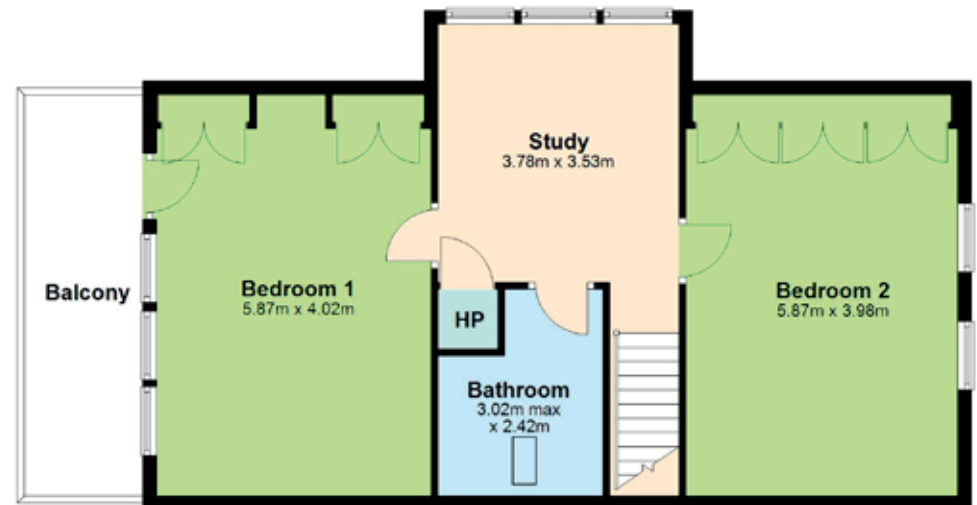


# FLOOR PLANS

Ground Floor



First Floor







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