



Otway Lodge Dromineer
Nenagh, Co. Tipperary,
E45D785.

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FitzGerald
Talbot



Otway Lodge – A Unique Residential/Commercial Property with Lakeside Charm.

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Situated in an idyllic lakeside location overlooking Dromineer Harbour, Otway Lodge offers a rare opportunity to acquire a highly attractive residential/commercial property. Nestled beside The Whiskey Still—a renowned destination famous for its culinary delights—and within 300 metres of the prestigious Lough Derg Yacht Club, one of the longest-established yacht club in Ireland, this property is perfectly positioned for those seeking both tranquillity and a connection to the vibrant local community.

Otway Lodge has a rich and fascinating history. Acquired by the Shesgreen-Flannery Family in the spring of 1978, it began as a modest shop, post office, and a 4-bedroom private residence, with an attached 3-bedroom bed and breakfast. Over the years, the property has undergone numerous expansions, transforming into a successful and well-established business.

In the late 1970s, a dining room conservatory and a porch entrance were added, with a subsequent renovation in 2005. The 1980s saw the creation of three additional ensuite bedrooms, a sitting/dining room, and the iconic front dormer-style façade. By 1998, the property boasted eight guest bedrooms, all with ensembles, alongside a private master bedroom and adjoining bathroom. The modern additions, including a timber-framed extension housing two guest rooms and a laundry/shower facility, have been thoughtfully integrated to retain the property's historical charm.

Externally, the property is enhanced by a private driveway, a spacious back garden with a garden shed. Otway Lodge is served by a modern, electronically controlled centralised condensing oil boiler, ensuring efficient heating and continuous hot water for the sizable premises. The shop area benefits from 3-phase power, and the wiring and heating systems have been regularly updated, with the last major renovation in 2005.

While Otway Lodge previously functioned as a busy shop and guesthouse, the post office ceased trading, and the guesthouse operations were concluded in the wake of the Covid-19 pandemic.

The property's rich history includes its origins as a Canal Company of Ireland house dating back to the 1800s, its ownership by Harriet Mills of the nearby Sail Inn, and its later acquisition by the RIC as barracks. After being burned down in 1922, the building was partially rebuilt, and elements of the original structure can still be seen at the rear of the property.

After 48 years of successful operation as both a thriving business and a beloved family home, it has been decided to part ways with this remarkable property. Otway Lodge presents an extraordinary opportunity for buyers seeking a charming lakeside residence or a commercial venture with a unique historical backdrop. With a little modernization, this property has endless potential and is ready for the next chapter in its storied history.



Accommodation

Ground Floor

Entrance Porch 2.85m x 2.44m (9'4" x 8')

Entrance Hall 5.71m x 1.98m (18'9" x 6'6"): carpet flooring and stairs to overhead accommodation

Retail Unit 7.67m x 6.95m (25'2" x 22'10"): tiled floor, bay window, sales counter, with views of the lake

Laundry Room 4.32m x 4.27m (14'2" x 14'): tiled floor, industrial laundry equipment with views of the lake

Shower Room 2.74m x 1.82m (9' x 6'): with wc, handbasin and shower

Shower Room 2 4.41m x 0.9m (14'6" x 2'11"): with wc, handbasin and shower

Living Area 8.26m x 7.67m (27'1" x 25'2"): with carpeted flooring, dual aspect windows with views of the lake, marble surround fireplace with solid fuel stove

Reception Area 4.8m x 3.59m (15'9" x 11'9"): with carpeted flooring, stove and double doors leading to kitchen

Kitchen / Dining Room 7.24m x 3.64m (23'9" x 11'11"): tiled floor, fully fitted kitchen units, Stanley oil range, electric cooker and plumbing for washing machine and dishwasher

Sun Lounge 6.44m x 2.8m (21'2" x 9'2"): tiled floor, velux windows and sliding door to rear garden

Restaurant Area 7.51m x 6m (24'8" x 19'8"): laminate flooring, velux windows, fireplace with timber surround

Lobby Area 4.92m x 3.2m (16'2" x 10'6"): with laminate flooring, velux windows and French doors to side garden

Wet Room 2.74m x 0.96m (9' x 3'2"): with wc, handbasin and shower

Back Hall 5.76m x 0.88m (18'11" x 2'11"): tiled floor and door to rear garden

Hallway 4.83m x 1.9m (15'10" x 6'3"): tiled floor and stairs to overhead accommodation

First Floor

Bedroom One (Master) 5.48m x 5.29m (18' x 17'4"): with carpet flooring, views of the lake and walk in wardrobe

Shower Room 3.6m x 2.47m (11'10" x 8'1"): wc, handbasin electric shower, timber floor and hot press

Bedroom Two 3.79m x 3.41m (12'5" x 11'2"): with carpet, built in wardrobe and handbasin

Ensuite 2.34m x 1.86m (7'8" x 6'1"): with carpet, wc and shower

Bedroom Three 3.84m x 3.62m (12'7" x 11'11"): with carpet and built in wardrobe

Ensuite 2.05m x 1.45m (6'9" x 4'9"): with carpet flooring, wc, handbasin and shower

Bedroom Four 4.18m x 3.78m (13'9" x 12'5"): with carpet flooring and built in wardrobe

Ensuite 2.87m x 1.75m (9'5" x 5'9"): with bath, wc, handbasin and shower

Bedroom Five 4.01m x 3.77m (13'2" x 12'4"): with carpet flooring, built in wardrobe and views of the lake

Ensuite 2.79m x 1.76m (9'2" x 5'9"): tiled floor, wc, handbasin and shower

Bedroom Six 4.15m x 3.02m (13'7" x 9'11"): with carpet flooring, built in wardrobe and views of the lake

Ensuite 4.2m x 0.77m (13'9" x 2'6"): with carpet flooring, wc, handbasin and shower

Bedroom Seven 4.89m x 3.99m (16'1" x 13'1"): with carpet flooring and built in wardrobe

Ensuite 2.45m x 1.82m (8' x 6'): with wc, handbasin and shower

Bedroom Eight 4.36m x 3.9m (14'4" x 12'10"): with carpet flooring, built in wardrobe and views of the lake

Ensuite 2.9m x 0.87m (9'6" x 2'10"): with wc, handbasin and shower

Bedroom Nine 5.33m x 3.82m (17'6" x 12'6"): with carpet flooring, built in wardrobe and views of the lake

Ensuite 2.87m x 0.89m (9'5" x 2'11"): with wc, handbasin and shower









Ground Floor

Approximate total area⁽¹⁾

506.49 m²

Reduced headroom

0.91 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Approximate total area⁽¹⁾

285.3 m²

Reduced headroom

0.91 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
221.19 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Services

Mains water, sewerage & oil-fired central heating.

Key Features

Prime lakeside location overlooking Dromineer Harbour.

300 metres from Lough Derg Yacht Club.

Rich history, originally a Canal Company house dating back to the 1800s.

Spacious private residence with 8 guest bedrooms, all ensuite

Shop area with 3-phase power.

Perfect for a variety of residential or commercial uses (subject to Planning Permission).

Outside

Lawns and gardens to the rear.

BER

BER D1 BER Number 118026210.

BER C1 BER Number 801036476.

Location

Nenagh - 11km

Limerick - 48 km

Galway - 105 km

Dublin - 177 km

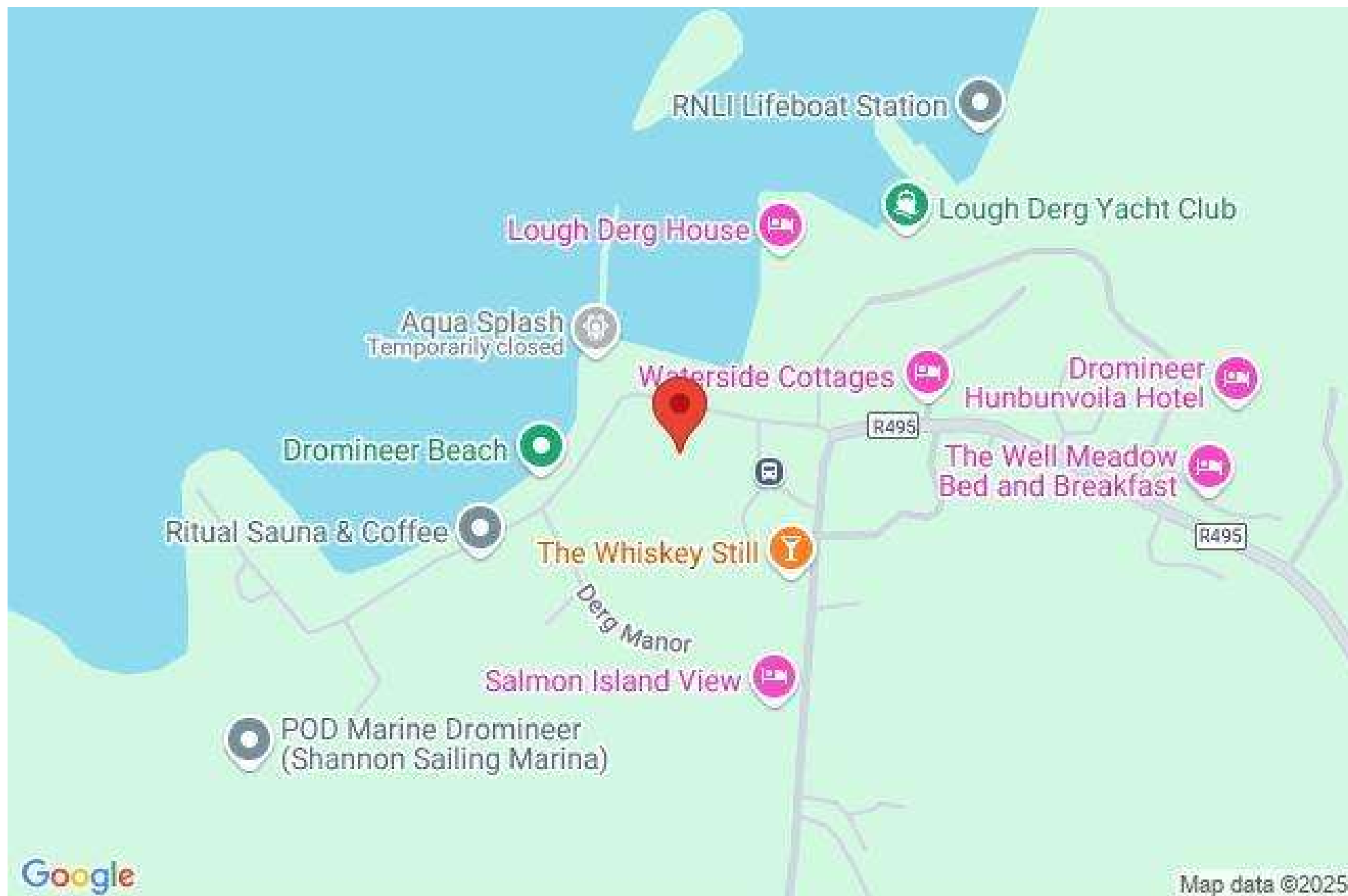
Cork- 144 km

Directions

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