

BEECHLAWN HOUSE, *Cloncreen, Clonbullogue, Co. Offaly on c. 20 Acres.*

A charming farmhouse with modern extension in a private setting with mature timber and gardens on circa 20 acres



1.3km Clonbullogue, 10km Edenderry, 25km M6, 33km Tullamore & 30km Enfield

FOR SALE BY PRIVATE TREATY

Beechlawn House is a charming two storey farmhouse with modern extension which has been completely renovated and upgraded by the current owners providing circa 2,900 sq.ft of excellent quality accommodation. The house is set back in the land and approached via a tarmac avenue with mature trees and shelter on all sides.

Viewing Strictly by Appointment

The residence provides c. 2,900 sq.ft. (270 sq.m.) of living accommodation which is an original farmhouse with a modern and sympathetic extension added within the last 5 years providing excellent light filled space and a relaxed and private setting ideal for a family or someone retiring to a country home.

| | | |
|-------------------------------|---------------|---|
| Entrance Hall: | 1.93m x 4.0m | With timber floor, recessed lighting & radiator cabinet. |
| Livingroom: | 3.85m x 3.94m | With wooden floor, open fireplace, tv point & radiator cabinet. |
| Drawingroom: | 4.07m x 4.64m | With wooden floor, dual fire inset wood burner. |
| Sunroom & lounge | 7.15m x 3.09m | Tiled floors, double doors to herb garden, spacious and bright |
| Snug area | 4.63m x 2.71m | Part of sunroom with dual fire inset wood burner. |
| Utility | 3.33m x 2.52m | Tiled floor, fully plumbed, built in presses. |
| Back hall | | Plumbed for washing machine. Separate cloakroom off with w.c. and w.h.b. |
| Kitchen / Dining area. | 7.5m x 4.3m | With tiled floor, built in presses with polished limestone worktop, Baumatic oven, hob, microwave and extractor. Recessed lighting, larder unit, natural wood burning stove and access to yard. |



1ST Floor:

| | | |
|------------------------|---------------|---|
| Bathroom: | 2.48m x 3.09m | w.c., w.h.b., bath & tiled surround. |
| Bed 1 /office : | 2.76m x 3.5m | Carpet. |
| Bedroom 2: | 4.09m x 3.2m | With wooden floor, built in presses. |
| Ensuite | | w.c., w.h.b., shower, fully tiled surround. |
| Bedroom 3 | 4.23m x 3.26m | Carpet, recessed lighting |
| Ensuite | | Wooden floor, w.c., w.h.b., shower & fully tiled surround. |
| Master bedroom | 4.66m x 4.07m | Wooden floor, radiator cabinets, door to balcony overlooking herb garden. |
| Ensuite: | | Wooden floor, w.c., w.h.b., shower & tiled surround. |



OUTSIDE:

Herb garden and orchard mainly in lawn with many mature trees & gravel pathway. The house overlooks the front lawn with many mature trees and wonderful views over the lawn field. There is also a 3 span hay shed in need of work.

OFFICE:

There is a separate 500 sq.ft. office with original stone ideally suitable as a studio, converted apartment or office. It is largely open plan with one private office, underfloor heating and separate boiler. There is CAT5 wiring throughout.



SERVICES:

- Private well.
- Septic tank drainage.
- Oil fired central heating in three zones.
- 3 solar panels heating the water.
- ESB.
- Alarm.



THE LAND:

The land extends to circa 20 acres (8.09 hectares), all in permanent pasture laid out in approximately 7 divisions. There is excellent shelter and maturity throughout and is currently used for hay / silage.

SOLICITOR:

Morrissey & Co, Tullow, Co.Carlow.

BER: B3

DIRECTIONS:

From Edenderry:

Take the R401 Regional Road to Clonbullogue. On your approach to the Village you will see a Community Centre on your left, take the right turn immediately opposite. Proceed on that road and once you go over the first bridge continue for approximately 1.5km and the property is on your left with a green entrance and the name **BEECHLAWN HOUSE.**

From Rathangan:

Take the R401 into Clonbullogue. Once you arrive in the Village take the right hand turn at T- Junction. Continue for 0.5km and take left hand turn at the Community Centre. Proceed on that road and once you go over the first bridge continue for approximately 1.5km and the property is on your left with a green entrance and the name **BEECHLAWN HOUSE.**



VIEWING STRICTLY BY PRIOR APPOINTMENT WITH THE SOLE AGENT

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