



## Farnham Street, Cavan

**H12PE08**

Asking Price: €350,000



DOUGLAS NEWMAN GOOD  
**DNG**  
**O'DWYER**



## DESCRIPTION

DNG O'DWYER ARE PRIVILEGED TO PRESENT TO THE MARKET THIS FORMER METHODIST CHURCH LANDMARK PROPERTY LOCATED IN A PRIME LOCATION OF CAVAN TOWN CENTRE ON 0.19 ACRES

## ACCOMMODATION

**Ground Floor** 110m<sup>2</sup> (360'11"²).

**First Floor** 101m<sup>2</sup> (331'4"²).

## KEY FEATURES

- This is an opportunity to acquire a substantial landmark property in the heart of Cavan town centre
- The property is a charming former Methodist Church that was constructed in 1858 and over the years was converted from a house of worship to commercial premises, which is what it operates now under its current capacity
- Although currently occupied the owners have been conscious in retaining its original features that make it well known and attractive to Cavan's architecture with cut limestone walls, pitched slate roof and original stained glass feature window to the front facade. The property also retains the original bell tower with steeple removed in the 1960's to also add to its historical charm.
- Although presently retained as a commercial space the property has an abundance of potential to be converted to a residential unit or for alternative commercial applications.
- The property is located along the busy commercial thoroughway known as Farnham Street opposite its junction with Townhall Street, with a prominent location along same. This exceptional location leaves the property within unrivalled proximity to all of Cavan's landmark buildings and amenities with Cavan's Main Street only a short walk away.
- Internally the property spaciouly comprises of 212m<sup>2</sup> over 2 levels whilst still exposing the king-post trusses to interior ceiling with quatrefoils and mouchettes timbers.
- Designed by William Hague, this former Methodist church is one of an important group of buildings that form Farnham Street. The setting of the former church with its manse adjacent to the





neighbouring Presbyterian buildings and the Masonic Hall is quite unusual. Like the Presbyterian church and manse, the Gothic Revival aspects of the design are in striking contrast to the symmetry and restrained detailing of the neo-Classical terracing and public buildings on the street. The craftsmanship of the stonework contributes to the aesthetic qualities of the street and is testament to local skills gone by.

- The building sits on a spacious 0.076ha / 0.188 acre site with expansive lawns to the front complete with private driveway to the side that leads to a small yard to the rear of the property.
- This property is 1 of 3 lots being sold by the current proprietor, along with the aforementioned Manse residence adjacent to the property and a further 0.5 acres located to the rear of the subject building with development potential.
- Private car parking to rear
- Mins Water
- Mains Sewerage

### BER DETAILS

BER: EXEMPT

BER No:

Energy Performance Indicator: kWh/m2/yr

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### FURTHER INFORMATION/VIEWING

By appointment with the sole selling agent DNG. For further information please contact:

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