

For Sale

Offers Over: €795,000

**Sherry
FitzGerald**
Fogarty



Glen Corrig House On Approx. 26 Acres,
Brosna, Shinrone, Birr, Co Offaly. R42 XE19

BER E2

sherryfitz.ie



Built originally in the 18th Century, Glen Corrigan House is a most impressive two storey original Period House, surrounded by approx. 26 acres/hectares of best quality pastureland.

This beautiful property has evolved over the years, has been lovingly restored, and is now ready to pass into the next owner's careful hands.

Approached by a curved gravelled avenue, this graciously proportioned residence is laid out over two levels and is beautifully positioned within its own lands. Surrounded by manicured lawns, a colourful herbaceous border, mature shrubbery and trees, and an original stone wall, all of which add to the privacy and enjoyment of living in such a home. The interior is filled with many original period features including marble fireplaces, plaster corning, timber floors, high ceilings, and shuttering & window casements.

The arrangement of the accommodation, combined with elegant room proportions and an abundance of natural light, lends this home to comfortable and practical family living.

Accommodation extends to approx. 301 sq.m mts / 3,300 sq. ft. and is laid out as follows.

A conservatory entrance leads to the front hall, with two large reception rooms right and left. The kitchen adjoins a breakfast room and a walk-in pantry. From here you move to the games room with its own WC & WHB and a spiral staircase to the overhead loft room. (This area has independent access to the garden and could easily adapt to an independent living unit/granny flat)



Accommodation

Front Porch 2.92m x 3.66m (9'7" x 12'):
Beautiful large, glazed porch.

Entrance Hall 3.04m x 5.68m (10' x 18'8"):

Living Room 5.68m x 4.25m (18'8" x 13'11"):
Lovely bright room with dual aspect. Built in cabinetry.
Kilkenny marble fireplace with tiled insert.
Multi fuel stove fitted into marble fireplace.

Dining Room 3.03m x 4.00m (9'11" x 13'1"):
Italian marble fireplace with tiled insert.
Decorative Cornice & and concrete floor.

Breakfast Room 5.63m x 4.24m (18'6" x 13'11"):
Multifuel stove to heat the entire house

Kitchen 3.92m x 2.66m (12'10" x 8'9"):
Lovely range of cream units

Pantry 4.00m x 2.32m (13'1" x 7'7"):
Cool space for food storage.

Rear Porch 2.29m x 2.21m (7'6" x 7'3"):

Games Room 6.82m x 4.30m (22'5" x 14'1"):

W/C 1.88m x 1.54m (6'2" x 5'1"):

Loft 4.30m x 6.82m (14'1" x 22'5"):
The loft is situated above the games room. Altogether this could be a perfect independent unit from the main house.

FIRST FLOOR

Bedroom 1 4.25m x 5.68m (13'11" x 18'8"):
Stone fireplace
Timber floor

Bedroom 2 4.30m x 3.04m (14'1" x 10'):
Decorative cornice

Bedroom 3 5.63m x 4.24m (18'6" x 13'11"):

Bathroom 3.23m x 3.40m (10'7" x 11'2"):

Bedroom 4 5.65m x 4.00m (18'6" x 13'1"):





Distances

- 1 km to Shinrone
- 12 km to Roscrea
- 12 km to Birr
- 26 km to Nenagh
- 74 km to Limerick
- 101 km to Shannon Airport
- 154 km to Dublin Airport

All distances are approximate.

BER BER E2, BER No. 118316215

Directions

Please follow Eircode R42 XE19

Special Features & Services

- Original period features in place.
- Stunning grounds and gardens, with original old stone wall surrounding the perimeter of the property.
- Private well with natural spring water.
- Generous proportions and yet a very manageable country home.
- 26 acres/ hectares of top-class farmland ideal for the horse enthusiast/hobby farmer.
- Glen Corrig House is not a protected structure.
- Impressive piers, gates, and stone arches within the grounds.
- Rewired and replumbed in 1990
- UPVC double glazed windows installed.
- Very high ceilings & decorative cornices.
- Both solid fuel central heating & OFCH installed.
- Septic tank on site and private water supply.
- Separate entrances for house and farm.
- FARMYARD OUTBUILDINGS
- Wonderful range of old and new sheds and outbuildings
- Three span, 48 cubicle slatted unit and lean to.
- A second three span, cubicled slatted unit.
- Capable of Wintering approx. 100 to 120 cattle depending on their age/size.
- Two haybarns & a machinery store.
- A 2-bay slatted shed.
- Domestic shed and pump house.
- Original milking parlour.
- 2x cattle crush, & silage pit.

The staircase from the front hall leads to the upper floors where there are an additional four bedrooms and the main bathroom.

Outside the stone entrance piers and beautiful stone walls set a tone of preserved history and character. The lawns are so very well maintained, surrounded by herbaceous borders and flower beds, all supplied from the greenhouse.

There is a collection of stone out buildings, stone arches, stone steps & small places of interest all around the house, each enjoying different sunny aspects.

A very fine working farm the modern out-buildings at Glen Corrig House can accommodate up to 120 head of cattle. The lands offered for sale with the house being some 26 acres are currently laid out in grass, are of the absolute best quality They are level, well minded, well fenced, with water distributed. The farmyard and fields enjoy their own separate access from the house.

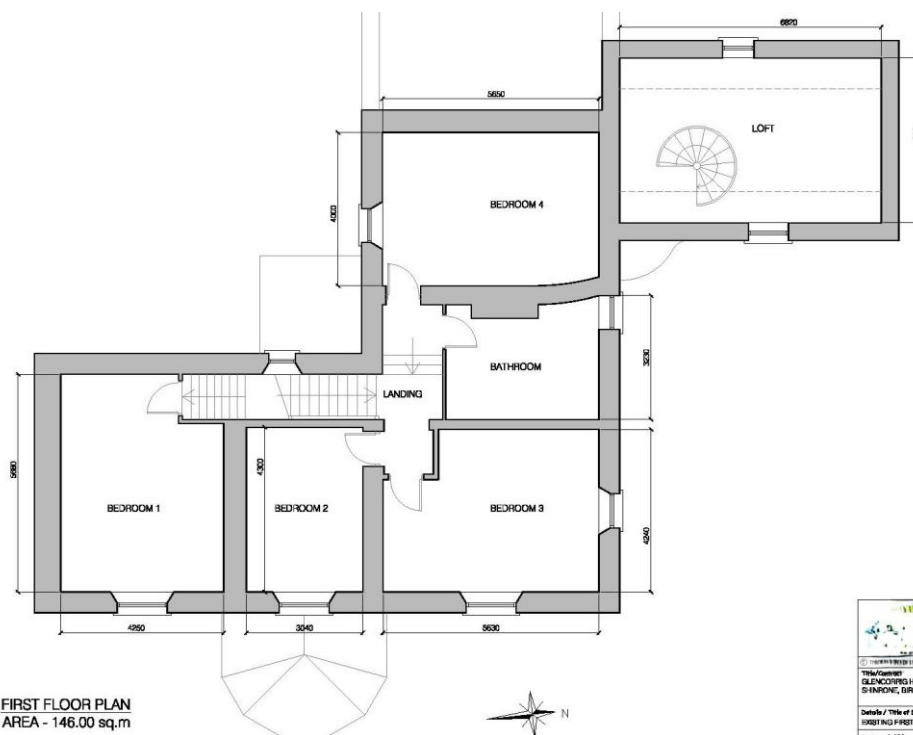
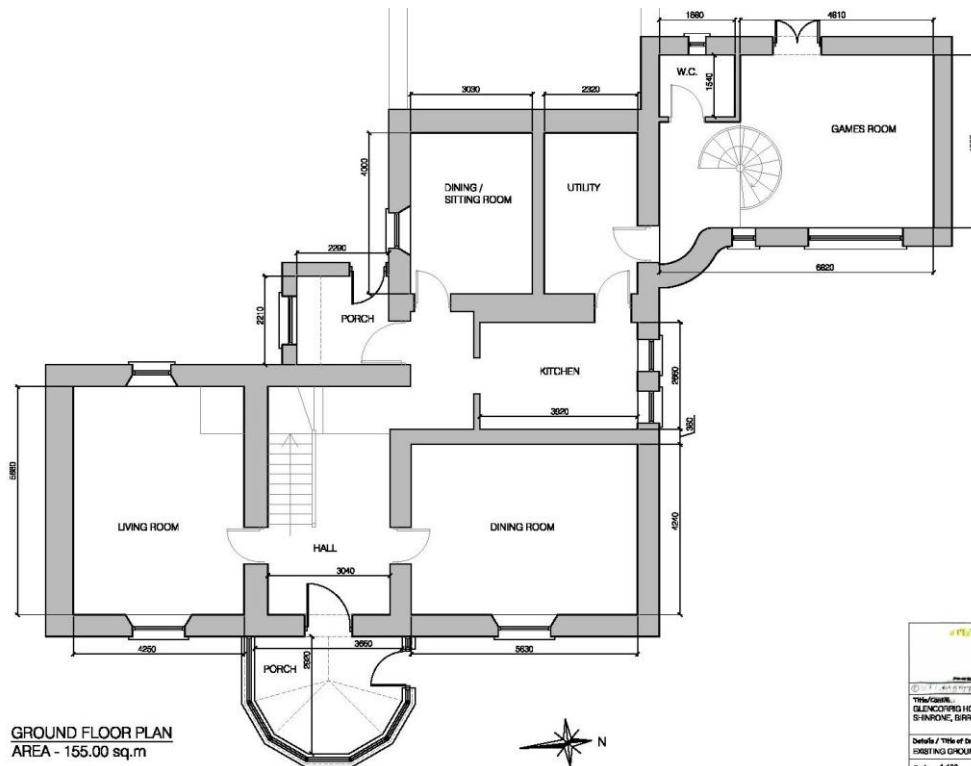
The location is ideally situated, equidistant from the towns of Roscrea and Birr. Birr is renowned for its preserved Georgian heritage, featuring charming terraces, including Oxmantown Mall. This area is home to a Theatre and Arts Centre along with Birr Castle Demesne, and the town has many lovely cafes, pubs, restaurants, and shops.

Roscrea is also home to a variety of shops, supermarkets, cafes, restaurants, and healthcare facilities as well as rugby, tennis, and athletics clubs. There is direct access from here to the M7 motorway.

A range of quality educational institutions can be found locally including Cistercian College Roscrea, a boarding and day school. While the Ursuline Convent and Presentation Convent are within reach, with a daily bus service from Roscrea. Along with many local well established day schools.

Glen Corrig House is only a 70-minute drive from Shannon airport and 1 hr 30-minute drive to Dublin airport.





NEGOTIATOR

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