



BUN NA COILLE

Mountain Road, Cahirabbey Upper, Cahir, Co. Tipperary, E21 KC52



exclusive affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE



BUN NA COILLE, MOUNTAIN ROAD, CAHIRABBEY UPPER, CAHIR,
CO. TIPPERARY, E21 KC52



A STUNNING MODERN RESIDENCE SET IN A PRIVATE OASIS SURROUNDED BY APPROX 4.05 HA (10 ACRES) OF BEAUTIFUL GARDENS AND PADDOCKS JUST 4 MINUTES DRIVE FROM THE TOWN OF CAHIR IN COUNTY TIPPERARY

Approximately 248sq.m(2,678sq.ft)

For Sale by Private Treaty

BER: A3 | No.: 113215354 | EPI: 61.23 kWh/m²/yr



SPECIAL FEATURES

- Stunning modern residence with panoramic views of the surrounding picturesque countryside
- Beautifully renovated contemporary bungalow in 2022 with a high-quality and luxurious finish, offering a comfortable and modern living space.
- Extensive, sprawling grounds featuring beautifully manicured gardens, paddocks, and lush greenery, extending over approximately 4.05 hectares (10 acres).
- Well-proportioned, spacious reception rooms with sweeping views of the stunning Knockmealdown and Comeragh mountain ranges.
- Modern and open-plan contemporary kitchen, seamlessly connected to the picture-perfect dining area.
- Main reception connecting onto the south easterly facing terrace with elevated and commanding views.
 - Four spacious and generously sized double bedrooms, providing ample space and comfort.
 - Directly adjacent to Scarragh Woods, offering trails for walking, cycling and horse riding.
 - Approx. 5-minute drive to the local town of Cahir (2.8km)
- Quick and convenient 5 minute-drive to the M8 motorway – Dublin/Cork
 - Cashel (20km) approx. 15-minute drive
 - Cork Airport (85km) approx. 1 hours' drive
 - Cork city (80km) approx. 1 hours' drive
 - Limerick city (65km) approx. 1 hours' drive

BUN NA COILLE

Bun Na Coille is stunning renovated residence, located in the heart of the peaceful and tranquil countryside. This beautiful property offers a perfect blend of modern comfort and natural beauty, with light-filled rooms and large picture windows that provide spectacular views of the surrounding countryside, with the Knockmealdown and Comeragh mountains in sight.

Bun na Coille extends approx. 248sq.m(2,678sq.ft) and is beautifully laid out. Upon entering the home, you will be greeted by a spacious and airy entrance hall that is flooded with natural light. The living room looks out over the breath-taking countryside and lush greenery thanks to the floor to ceiling windows; however, the room is complimented by a cosy fireplace making it perfect for relaxing and unwinding after a long day. A pair of doors lead to a large patio area, providing a perfect outdoor extension to the living room, creating a seamless indoor-outdoor flow that is perfect for hosting summer barbecues or simply enjoying the fresh air.

In addition to the living room, the property also features a separate office/snug room that is perfect for those who work from home or need a quiet place to retreat. The room can also be used as a cosy den or additional guest room, providing plenty of flexibility for a variety of uses.





The contemporary minimalist kitchen is well-equipped with high-end appliances, including a Neff oven and microwave and an Integrated double Electrolux fridge and freezer. The Entzo Dekton counter tops are elegant and finish the kitchen off with a touch of class. The kitchen offers ample storage space for all your cooking essentials while the cast iron radiators provide a touch of elegance and warmth. The adjacent dining area is perfect for entertaining guests, with large windows that provide panoramic views of the fantastic gardens.

The hallway is bright and airy thanks to the large sky light filling the space with daylight. Down the hallway leads to four spacious bedrooms, two of which share a Jack and Jill ensuite. The bedrooms are bright and airy, with plenty of natural light and ample storage space. Two of the bedrooms boast fitted Sliderobe wardrobes. The master bedroom features an en-suite bathroom and a sliding door to a patio, providing a private retreat for the owners. The house is complete with a utility and boot room.

Extensive works were completed at the property in 2022 and the quality of the finish is outstanding. Bun Na Coille has an A3 BER Rating, boasting super energy efficiency. A modern cedar wood façade greets you at the front of house, and with recessed ceiling spotlights throughout, this home is incredibly atmospheric – day and night. Bun Na Coille is a modern home with a high-tech security system, which gives great peace of mind. The alarm and security systems, including the cameras, are all smart phone accessible. Motion sensor lights surround the house.

GARDENS AND GROUNDS

Bun Na Coille boasts approx. 4.05 hectares (10 acres) of extensive grounds. The property is guarded by electric cedar wood gates that provide both security and privacy. As you approach the residence, you will be greeted by beautifully manicured gardens that feature a variety of native trees and shrubs.

The garden is perfect for outdoor activities and relaxation, with patios that are ideal for entertaining guests or enjoying a quiet moment on sunny summer evenings, thanks to its perfect orientation. Steps lead down to a lower garden where an enormously impressive pond with recycling water flow system & two water features, giving a true sense of serenity.

The approx. 4.05 hectares (10 acres) of grounds also features paddocks that surround the house, making it an ideal location for those who own horses or other animals. The paddocks are spacious and well-maintained, providing plenty of room for your animals to roam and graze.

Directly adjacent to the property you will find Scarragh Woods, a peaceful and serene forest that is perfect for walking or horseback riding. Scarragh Wood trails features a range of walking trails and is an ideal location for hacking your pony, providing a perfect opportunity for those who love to ride and explore nature.

LOCATION

Bun Na Coille is situated approx. 2.9km outside Cahir a vibrant and historic town, brimming with character and charm located on the banks of the River Suir. It is known for its rich history, with Cahir Castle being one of the most impressive and well-preserved castles in the country. The castle dates back to the 13th century and boasts impressive towers, walls, and keeps, as well as a beautiful riverside location.

In addition to its fascinating history, Cahir is home to a range of amenities, including traditional Irish pubs, shops, cafes, and restaurants. The town is also served by excellent schools and sports clubs such as GAA, rugby, soccer, tennis, and golf.

For outdoor enthusiasts, the surrounding countryside offers an abundance of opportunities for hiking, cycling, and exploring. The nearby Knockmealdown and Comeragh mountains are a hiker's dream, with extensive trails over the glacier sculpted valleys and towering cliffs. The nearby Galtee Mountains provide a stunning backdrop



for outdoor activities, while the River Suir offers excellent fishing opportunities as well as opportunities for kayaking and canoeing.

Cashel is located less than 20 minutes from the property offering additional amenities. The town is known for the iconic Rock of Cashel being one of the most impressive tourist sites in Ireland. It is also home to the newly refurbished Five Star Cashel Palace Hotel.

The property's location is also convenient for commuters, with easy access to the M8 motorway from Cork to Dublin located approx. 3.6km away.

DISTANCES

3.6 km / 3 minutes' drive to M8 Motorway

2.9 km / 4 minutes' drive to Cahir

21 km / 18 minutes to Clonmel

20 km / 16 minutes to Cashel

40 km / 30 minutes to Thurles

79 km / 55 minutes to Cork City

85 km / 1 hour to Cork Airport

79km / 1 hour to Kilkenny

60 km / 1 hour from Limerick

181 km / 2 hour 9 minutes to Dublin

189 km / 1 hour 55 minutes to Dublin Airport

All distances are approximate.

TECHNICAL INFORMATION

SERVICES Mains electricity, air to water heating, well water, septic tank foul drainage. Hot and cold-water pressure system, data cabling throughout, Triple glazing aluclad doors/windows, smart phone accessible heating system and security system, external electrical sockets around house,

SALE METHOD Private Treaty.

FIXTURES & FITTINGS All curtains, and any integrated items are included in the sale.

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

Floor Plan



Total area: approx. 248.8 sq. metres



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