

# For Sale

Asking Price: €650,000

Sherry  
FitzGerald  
Fogarty



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English Villa On approx. 27 Acres,  
Five Alley, Birr, Co. Offaly. R42 YD35.

BER E1

[sherryfitz.ie](http://sherryfitz.ie)





A beautiful period house with that classic standing on approx. 10.81 hectares / 26.73 acres of the very best quality agricultural land.

A peaceful and private setting, this lovely house is ready for you to restore and shape your dream home surrounded by a stone farmyard, modern farm buildings including a slatted unit, a hay barn, and original outbuildings.

The location is approx. 7kms from Birr and 29kms from Tullamore. Convenient to both towns. The house is well set back from the road and has understated elegance.

Built originally in late 1800's it offers so many possibilities and is ready for the next owner to put their stamp on it and make it their own.

Accommodation comprises entrance hallway, sitting room, dining room, kitchen back hall, bathroom, four bedrooms and a dressing room.

The lands are all in pasture and are in excellent heart. They are the very best fattening lands, and so well cared for. The farm has its own separate entrance from the N62, and

own water supply and independent access.

Viewings to be arranged privately with Julie Fogarty.





## Accommodation

**Entrance Hall** Original hall door with decorative fanlight

**Bathroom** 3.00m x 1.60m (9'10" x 5'3"): Electric shower  
Wet room

**Sitting Room** 3.90m x 4.80m (12'10" x 15'9"):  
Decorative Cornice

**Dining Room** 3.90m x 4.80m (12'10" x 15'9"):  
SSSU  
Multifuel stove

**Kitchen** Solid fuel Rayburn cooker  
Range of presses  
Door to utility room

**Utility Room** 3.04m x 2.45m (10' x 8'): Plumbed  
washing machine and dryer  
Door to back garden

### First Floor

**Bedroom 1** 3.90m x 4.80m (12'10" x 15'9"):

**Dressing room off bedroom.** 4.10m x 1.60m  
(13'5" x 5'3"): Potential for ensuite

**Bedroom 2 / Home office** 2.80m x 1.85m (9'2" x 6'1"):

**Bedroom 3** 3.90m x 4.80m (12'10" x 15'9"):  
Open Fireplace

**Bedroom 4** 3.70m x 3.00m (12'2" x 9'10"):





### Garden

A rural setting the house is surrounded by mature trees and shrubbery. Wonderful courtyard to the rear, separate from the farmyard.

### Directions

Please follow Eircode R42 YD35

**BER** BER E1, BER No. 110919958

### Special Features & Services

- Oil fired central heating.
- NBI Broadband installed
- Double glazed sash windows.
- Private well for water and a mains supply.
- Main water supplied to farm
- Septic tank located on site
- Separate entrance to farm
- Farm buildings:
  - Hayshed with lean to slatted shed. 3 span, part slatted and can hold up to 40 cattle.
  - Old stone Barn
  - Sheep. Split into 3 sections to accommodate farm animals and machinery.









**NEGOTIATOR**

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