REA | Eoin Dillon



GEORGIAN/ VICTORIAN PERIOD HOUSE ON 0.69 HA (1.70 ACRES)

FOR SALE BY PRIVATE TREATY

Frankford House,
Broughal road,
Kilcormac, Co Offaly
R42NV66

AMV €260,000

BER EXEMPT

www.readillon.ie info@readillon.ie CALL NOW ON +353 67 33468

DESCRIPTION

REA Eoin Dillon & Jim Cashen, through joint agency, presents Frankford House, also known as Spring Garden House, a historically significant property dating from the late Georgian and Victorian periods, comprising a main residence, attached former dispensary and an extensive courtyard farmyard with a range of traditional stone outbuildings.

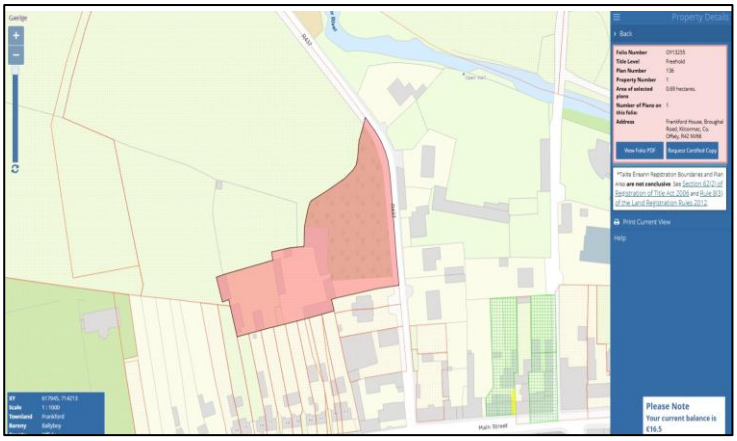
The property is closely associated with the Stoney family, a prominent local landowning family, and later served as the residence and dispensary of Dr Andrew Acres Stoney, giving it an important historical and social connection to the local community.

The main house retains much of its original character, with traditional architectural features including a symmetrical façade, hipped roof, decorative entrance detailing and historic internal finishes. The farm complex, together with its associated walled garden and well, reflects the traditional self-sufficient nature of prosperous nineteenth-century Irish farmsteads.

The property is a protected structure (No: 14815003) and considered architecturally and historically important due to its relatively intact buildings, traditional stone masonry and evidence of various periods of development. It also has associations with military, engineering and local social history.

In summary: Spring Garden House represents an interesting and relatively intact example of a historic gentleman's residence and farm complex, with considerable architectural, historical and cultural significance to Kilcormac and the surrounding area.

Viewing recommended.





VIEWING

By Appointment only:

Negotiator: Eoin Dillon or Jim Cashen

T: 067 33468 / 087 22603664

E: info@readillon.ie/ jcashen@centralauctioneers.ie

W: www.readillon.ie

PSRA: 001790

No access to the house or buildings will be granted to members of the public (Adults only) without their engineer/builder accompanying them and the builder/engineer must have safe pass, insurance and full personal protective equipment (PPE) for both themselves and their clients.

Jim Cashen M.I.P.A.V.
CENTRAL AUCTIONEERS
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PSR Licence Number: 002469

REA
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The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT