REA

Eoin Dillon



6 BEDROOM DETACHED PROPERTY

G.I.A. 276.28 m^2 (2,973.85 sq. ft.)

FOR SALE BY PRIVATE TREATY

Mountain View House
Newtown
Ballybrit
Roscrea
County Tipperary
E53 P036

AMV €589,950

BER C

DESCRIPTION

Prepare to be impressed by this exceptional family home. Situated in Newtown, Ballybrit, Roscrea, this distinctive property is one that must be seen to be fully appreciated.

Previously operated as a successful B&B, this substantial six-bedroom residence offers exceptional versatility and a wealth of possibilities. Combining quality, elegance and character throughout, this unique home enjoys a desirable setting at the foothills of the magnificent Slieve Bloom Mountains. The property further benefits from beautiful countryside views, with the majestic Silvermines Mountains visible on a fine day.

Upon entering the property, you are greeted by a bright and welcoming reception hall, featuring beautiful solid wood flooring and a mahogony staircase leading to the first floor. To the right, the spacious living room features solid wood flooring and an elegant fireplace with a traditional cast-iron solid-fuel stove, creating an attractive focal point while adding warmth and character to the space. Leading off the living room is a cosy conservatory, providing a further reception area. This inviting space features Indian sandstone flooring, a high timber ceiling and a charming corner electric fire. Large windows allow natural light to fill the room, while double patio doors provide direct access to the garden, creating a lovely connection between the indoor and outdoor spaces. The generous kitchen/dining area is fitted with a range of contemporary wall and base units, complemented by attractive Indian sandstone flooring. Additional features include a Rangemaster cooker and an integrated dishwasher, making this a practical and well-appointed space for everyday family living and entertaining. Leading off the kitchen is an additional sitting room, offering further comfortable living space. This character-filled room features sandstone slab flooring, a traditional cast-iron solid-fuel stove and an attractive reclaimed sleeper mantel, adding a distinctive rustic touch. This area is further complemented by a glass-enclosed porch to the rear, overlooking the garden. The kitchen area also provides access to the utility room and bathroom with a rear door leading to the garden. Also located on the ground floor are three generously proportioned bedrooms, each featuring attractive solid wood flooring. One of the bedrooms benefits from its own en-suite bathroom. Completing the ground-floor accommodation is a fully tiled family bathroom, fitted with a bathtub, separate shower, W.C. and W.H.B.

The first floor comprises three further spacious bedrooms, each finished with attractive solid wood flooring. All three bedrooms benefit from their own en-suite bathrooms, each fully tiled and fitted with a shower, W.C. and W.H.B. One of the en-suite bathrooms enjoys the added luxury of a Jacuzzi bathtub, providing an ideal space in which to relax and unwind.

Externally, the property is approached by a tarmac driveway and surrounded by mature, well-maintained gardens, creating a wonderful sense of privacy and tranquillity. Further enhancing the property`s practicality are detached sheds and a separate laundry house located to the rear. The laundry house is plumbed for both a washing machine and tumble dryer, providing valuable additional utility space. This exceptional home presents a wonderful opportunity for purchasers seeking a spacious and versatile property in a peaceful countryside setting, while remaining within convenient reach of local amenities, schools and nearby towns. Offering generous accommodation, attractive surroundings and considerable flexibility, it provides an appealing combination of country living and comfortable family life.

Viewing is highly recommended to fully appreciate all that this property has to offer.









FEATURES

- 6 bedroom detached property in rural prime location.
- Property situated 11.4km from Roscrea town & 8.3km from the renowned Kinnitty Castle Hotel.
- Private well and septic tank.
- Detached garage extending to approx. 75.71 Sq.M., divided into three separate sections.
- 0.54 acre (0.22 hectare) site.

ACCOMMODATION

Ground Floor

• Entrance Hall	10.82m (35'6") x 4.32m (14'2")	Solid wood flooring
• Living room	4.22m (13'10") x 4.16m (13'8")	Solid wood flooring with a cast iron solid fuel stove.
• Conservatory	4.42m (14'6") x 4.25m (13'11")	Indian sandstone slab flooring with electric stove with double doors to the garden.
• Kitchen/Dining	7.59m (24'11") x 4.77m (15'8")	Indian sandstone slab flooring with wall and base fitted units RangeMaster cooker and disherwasher.
• Sitting Room	7.81m (25'7") x 3.13m (10'3")	Indian sandstone slab flooring with cast iron solid fuel stove with mantelpiece of old sleeper.
• Bathroom	2.05m (6'9") x 0.97m (3'2")	Fully tiled, W.C. & W.H.B.
• Bedroom 1	3.02m (9'11") x 2.71m (8'11")	Solid wood flooring
• Bedroom 2	4.18m (13'9") x 3.56m (11'8")	Solid wood flooring with walk in shower and W.H.B.
• Bedroom 3	3.27m (10'9") x 2.81m (9'3")	Solid wood flooring with W.H.B.
• Family bathroom	3.25m (10'8") x 2.29m (7'6")	Fully tiled with Bathtub and separate shower unit W.C. & W.H.B.

First Floor

• Bedroom 4	6.2m (20'4") x 4.98m (16'4")	Solid wood flooring
• En-suite	3.26m (10'8") x 2.57m (8'5")	Fully tiled with jacuzzi bathtub, bidet, W.C. & W.H.B.
• Bedroom 5	4.54m (14'11") x 3.67m (12'0")	Solid wood flooring
• En-suite	3.19m (10'6") x 0.96m (3'2")	Fully tiled with shower and W.C. & W.H.B.
• Bedroom 6	4.8m (15'9") x 4.02m (13'2")	Solid wood flooring
• En-suite	0.43m (1'5")x 0.93m (3'1")	Fully tiled with shower and W.C. & W.H.B.





PRICE

€589,950

VIEWING

By appointment

Contact Negotiators: Eoin Dillon

DIRECTIONS

From Roscrea town, head north along Main Street/R421 for approximately 5.6 km. Continue onto Ballybritt (signposted for Kinnitty) for a further 2.9 km. Proceed onto Roscomroe for approximately 1 km, followed by Clashroe for a further 1.7 km. The property will be located on your right-hand side, identified by our For Sale sign. Eircode: E53 P036.

BUILDING ENERGY RATING (BER)

BER: C1
BER No: 109746487
Energy Performance Indicator: 154.28 (kWh/m^2/yr)

42 Kenyon Street, Nenagh,
County Tipperary, E45 W244

T: 067 33468

E: info@readillon.ie

www.readillon.ie

PSRA - 001790

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