

REA

Eoin Dillon



5 BEDROOM RESIDENCE & EQUESTRIAN FACILITY ON 6.27 ACRES
G.I.A. 208 m² (2,239 sq. ft.) with option for additional 2.69 acres

FOR SALE BY PRIVATE TREATY

Colderry, Ardcroney
Nenagh
County Tipperary
E45 WK54

AMV €649,950



DESCRIPTION

REA Eoin Dillon are delighted to bring to the market a five bedroom detached residence complete with an American style barn incorporating 8 stables. The property sits on a large site with grazing paddocks on 6.27 acres (2.54 ha) of top quality farmland with option to purchase additional 2.69 acres.

On entering the property you are greeted to a bright and airy reception hall with high end tiled flooring, an oak sweeping stairs to first floor & high ceilings with decorative coving. In to the open plan kitchen and dining room you will find an extensively fitted cream kitchen with generous wall and base units finished with brass handles and high end tiled flooring. Additional features include a Stanley oil cooker, electric oven and hob, a tiled splash back & breakfast bar looking on to the dining area. From the dining area through the arch way with decorative coving you enter the living room which features large glass windows, timber flooring, decorative coving and an insert stove. Just off the kitchen is the utility room featuring tiled flooring, fitted units and is plumbed for a washing machine, dryer and fully tiled guest W.C.. The sitting room is floored with timber flooring featuring an insert stove and decorative coving. This property has an added benefit of a ground floor bedroom with an en suite which is fully tiled and features a shower, W.C. & W.H.B..

On the first floor there is a further four bedrooms all with beautiful timber flooring and the master bedroom with the added luxury of a walk in wardrobe and an en suite. The main bathroom on the first floor is fully tiled and features a bath, shower with a large shower tray, W.C. & W.H.B..

Externally the property has a gated entrance with a stone wall and gravel driveway.

This charming property is a golden opportunity to purchase a ready-made equestrian facility with spacious well appointed accommodation of eight stables standing on a total of 6.27 acres with the option of purchasing an additional 2.69 acres in a desirable countryside setting.

Viewing highly recommended.

FEATURES

- 6.27 acres of land in a stunning countryside location with option to buy additional 2.69 acres
- American Style barn incorporating 8 stables measuring 52ft x 42ft (15.8m x 12.28m)
- Built in 2016, O.F.C.H., septic tank, mains water
- Styled meticulously throughout, genuine turnkey home
- Broadband availability in the area



ACCOMMODATION

Ground Floor

• Entrance hallway	3.12m (13'8") x 4.16m (10'3")	Tiled flooring, decorative coving and stairs to the first floor
• Kitchen/Dining room	8.21m (26'11") x 3.64m (11'11")	Tiled flooring, cream fitted eye and base level units, Stanley oil range, electric oven and hob and double doors to the side of the residence
• Living room	4.57m (15'0") x 4.18m (13'9")	Laminate timber flooring, decorative coving and insert stove
• Sitting room	4.59m (15'1") x 4.18m (13'9")	Laminate timber flooring, decorative coving and insert stove
• Utility room	3.28m (10'9") x 2.14m (7'0")	Tiled flooring, fitted units and plumbed for washing machine and dryer
• Guest W.C.	2.52m (8'3") x 0.96m (3'2")	Fully tiled, W.C. & W.H.B.
• Bedroom 1	4.24m (13'11") x 3.65m (12'0")	Timber flooring
• En-suite bathroom	2.25m (7'5") x 0.94m (3'1")	Fully tiled, shower, W.C. and W.H.B.

First Floor

• Bedroom 2	3.07m (10'1") x 3.03m (9'11")	Laminate timber flooring
• Bedroom 3	3.91m (12'10") x 3.34m (10'11")	Laminate timber flooring
• Bedroom 4- Master bedroom	5.26m (17'3") x 4.57m (15'0")	Timber flooring
• En-suite bathroom	2.51m (8'3") x 1.62m (5'4")	Fully tiled, shower, W.C and W.H.B. with vanity unit
• Walk-in wardrobe	2.52m (8'3") x 1.81m (5'11")	Fully shelved
• Main bathroom	3.22m (10'7") x 2.47m (8'1")	Fully tiled, bath, shower, W.C. and W.H.B.
• Bedroom 5 (Nursery/ Office)	2.59m (8'6") x 1.98m (6'6")	Laminate timber flooring





PRICE

€649,950

VIEWING

By appointment

Contact Negotiators:

Joint Agency

REA Eoin Dillon 087 205 2716

Francis Larkin Auctioneers 087 674 2178

DIRECTIONS

From Nenagh take the N52 towards Borrisokane. Continue on this road for 7.3km into the village of Ardcroney. Take a right turn in the village signposted L1062. In 600m take a right turn. Drive for 3.2m and turn left. In 600m the property will be on your right hand side identified by our For Sale sign. Eircode: E45 WK54

BUILDING ENERGY RATING (BER)

BER: B2

BER No: 116530395

Energy Performance Indicator: 113.56 kW/m²/yr

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