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**Ryanhart House,  
Mill Road, Corbally,  
Limerick.**

A wonderful opportunity arises to acquire this gracious period residence built in 1796 by Monsel and extended c. 1926 on grounds extending to c. 7/8th's of an acre. The property was originally let out to Henry Watson Esq. and other notable occupants were Benjamin Lucas who was the High Sheriff and The Little Sisters of the Assumption who lived at the property around the time St. Munchin's College was built. The current owners have been in occupation since 1995 and restored the property in full.

The extended property comprises of spacious well laid out accommodation comprising of entrance lounge, entrance hallway, guest w.c., drawing room, sitting room, family room, sun lounge, kitchen / breakfast room, utility room, 6 bedrooms (2 ensuite) and bathroom.

Outside the well manicured mature gardens are accessed via double wrought iron gates and original granite pillars.

This property is very suitable for a large growing family or alternative uses subject to the necessary planning permissions.

A viewing of this property is highly recommended.

**Price**

**Region Price: On Application**

**Barrack House, O'Connell Avenue, Limerick  
Tel 061 410410 Email [decourcyodwyer@propertypartners.ie](mailto:decourcyodwyer@propertypartners.ie)**

## Accommodation

Accommodation	Size	Description
Entrance Sun Lounge	3.3m x 3.15m 10'8" x 10'3"	Side entrance door. Hardwood flooring. Main entrance door with ornate bevelled fan light and side panels. Decorative door surround and original solid door.
Entrance Hallway	7.6m x 2.25m 24'9" x 7'4"	Original centre piece and coving. Alarm point.
Guest W.C.	2.23m x 1.45m 7'3" x 4'7"	W.C. and wash hand basin. Fully tiled.
Drawing Room	5.5m x 6.8m 18' x 22'3"	Original coving. Window panelling. Shutter doors. Feature marble open fireplace with marble hearth. T.V. point. Superb 3 window bay window offering panoramic views of the gardens. Dimmer switch.
Sitting Room	5.5m x 5.4m 18' x 17'7"	Original coving and original marble fireplace with cast iron and tiled inset. Feature window with shutter doors and ornate surround.
Family Room	5.1m x 4m 16'7" x 13'12"	Centre piece and coving. T.V. point. Gas fire with marble hearth. Double glazed sliding patio door to ....
Sun Lounge	4.3m x 4.6m 14'10" x 15'09"	Solid timber flooring. T.V. point. Double glazed PVC French doors to patio area and gardens.
Kitchen / Breakfast Room	4.6m x 3.95m 15'09" x 12'10"	Solid oak fitted kitchen with a large array of eye and floor level units. Four cutlery drawers. 2 pot drawers. Integrated Whirlpool dishwasher. Fitted wine rack. Display cabinets. Carved extractor hood. Belfast sink unit with brass mixer tap. Granite worktop space. Fully tiled floor. Coving.
Utility Room	2.8m x 1.65m 9'2" x 5'4"	Plumbed for washing machine and dryer. Tiled floor. Storage press. Double glazed and frosted door to rear yard.

Upstairs Return		
Accommodation	Size	Description
Bathroom	3.3m x 1.72m 10'8" x 5'6"	Jacuzzi bath. W.C. and wash hand basin. Free standing shower unit. Fully tiled walls and floor.
Bedroom 1	4.2m x 2.8m 13'8" x 9'2"	Range of fitted wardrobes, drawers, cabinets and tv point.
Bedroom 2	2.85m x 2.6m 9'3" x 8'5"	Range of fitted wardrobes and shelves. T.V. point.
Bedroom 3	3.95m x 2.95m 12'9" x 9'7"	Range of fitted wardrobes and drawers. Timber flooring. T.V. point.
1st Floor		
Landing	2.25m x 4.65m 7'4" x 15'3"	Original coving
Master Bedroom	5.45m x 5.35m 17'9" x 17'6"	Large master bedroom with fitted wardrobes. T.V. point. Telephone point. Slate fireplace with ornate cast iron and tiled inset. Marble hearth. Coving.
Ensuite	3m x 1.45m 9'8" x 4'7"	W.C. and wash hand basin. Shower unit. Coving. Fully tiled walls and floor..
Bedroom 5	3.7m x 2.3m 12'1"	T.V. and telephone point.
Inner Landing	3m x 1.45m 9'8" x 4'8"	Range of fitted wardrobes
Bedroom 6	5.2m x 3.3m 17'06" x 10'8"	Coving. T.V. point. 2 x bay windows providing views of playing fields.
Ensuite Shower Room	2.1m x 2.1m 6'9" x 6'9"	W.C. and wash hand basin. Shower cubicle. Coving. Fully tiled walls and floor.

## Special Features

- \* Detached
- \* C. 7/8th's of an acre
- \* 6 bedrooms
- \* Gas fired central heating
- \* Double glazed windows
- \* C. 219 years old
- \* Period features
- \* Fronting onto the grounds of St. Munchin's Playing field
- \* Septic tank on site
- \* Extensions done in 1926
- \* 2 x detached garages
- \* Prime location
- \* **BER Rating F**





## Outside

**F**ront, side and rear gardens extending to C. 7/8ths of an acre mainly laid to lawn with mature hedge and tree boundaries. The property is accessed via double wrought iron gates attached to original granite pillars and stone wall to a tarmacadamed sweeping driveway leading to the front and rear of the property.

**D**etached garage with up and over aluminium door (C. 7.6m x 4.8m) with a pitched and tiled roof. Garage 2 with up and over aluminium door (C. 6.2m x 4.3m). Double wrought iron gates leads to a rear yard which contains the boiler house room, storage room and an outside office (C. 6m x 2.9m) with range of fitted presses and timber flooring. The yard offers a pedestrian door to the main street.



### Viewing strictly by appointment

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