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Sheppard's Wood, Ross Road, Tullamore, County Offaly.

This truly is a property which boasts an abundance of character and olde world charm. The property is set amidst a very unique setting of c.10 acres of natural woodlands, it was designed in 1930 by Michael Scott the internationally renowned architect and it's uniqueness has ensured that a preservation order (protected structure 33-17 number 490) is in place. Some of the many features which the property has to offer include an outdoor swimming pool, a guest chalet, walled gardens and the old tower which has been fully restored and offers spectacular views. Viewings are strictly by appointment with sole selling agents.



Price €375,000

**Auctioneers, Valuers, Estate Agents, Property Consultants & Letting Agents
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Entrance Hall c. 3.76m x c. 4.70m

Wooden floor, radiator x 2, spiral staircase, timber ceiling, open fireplace.

Kitchen c. 6.54m x c. 2.63m

To rear aspect, tiled floor, solid fuel range, hob, brick featured walls over front garden.

Utility c. 2.3m x c. 2.04m

To rear aspect, wooden floor, plumbed for washing machine door to kitchen and dining room.

Sunroom/Dining Room c. 3.67m x c. 5.4m

Steps down from sitting room, tiled floor, radiator x 2, timber ceiling, timber wall panelling and stone walls.

Sitting Room c. 4.62m x c. 6.93m

Solid wood floor, to front aspect, stone open fireplace, timber ceiling beams, sliding doors to dining room, arch into kitchen, overlooking rear gardens, radiator x 3.

Family Room c. 4.72m x c. 7.1m

Door to rear garden, radiator x 3, solid wood floor, overlooking front and rear garden, fitted shelving, stairs to attic room, solid fuel stove, light filled room.

Bathroom c. 1.58m x c. 2.12m

Bath, wc, wash hand basin, wooden floor, radiator.

Rooms over family room

Study c. 2.96m x c. 3.56m Carpet to floor, window to rear aspect

Bedroom One c. 3.23m x c. 4.56m

Carpet to floor, wash hand basin, to front window to side aspect.

WC c. 1.63m x 1.87m

Between kitchen and entrance hall, wooden floor, wc, wash hand basin, window to back, radiator.

Bedroom Two c. 3.2m x c. 4.75m

To front aspect, wooden floor, wash hand basin, timber ceiling, solid fuel stove, walk in wardrobe, potential for ensuite, wooden floor.

Master Bedroom c. 3.99m x c. 5.31m

To front aspect, wooden floor, radiator x2, built in wardrobe, open fire with stone fireplace and mantle. The Ensuite c. 2.19m x c. 2.52m Sunken bath, wc, wash hand basin, radiator, fully tiled, shower over bath, timber ceiling, b-day.

Bedroom Three c. 5.36m x c. 3.81m

Wooden floor, upstairs, family room, timber ceiling, radiator x 2, fireplace, built in wardrobe. Ensuite c. 2.74m x c. 1.91m Wash hand basin, wc, b-day, bath and shower overhead, wooden ceiling and wall panelling, velux window, tiled floor.

Bedroom Four c. 3.03m x c. 3.2m

Wash hand basin, shower, wc, radiator, velux window, single room, wooden floor, timber ceiling.

Main Bathroom c. 2.78m x c. 2.91m

To rear aspect, wc, wash hand basin, bath, tiled floor, ½ walls, radiator, b-day.



Chalet

Main living area and kitchen c. 3.73m x c. 4.92m
Timber frame throughout, wooden floor, fitted kitchen units,
Apex style window.

Bedroom One c. 2.47m x c. 4.43m
Carpet to floor, built in wardrobe, wash hand basin, to rear
aspect.

Bedroom Two c. 2.49m x c. 2.44m
Carpet to floor, wooden ceiling, built in wardrobe, wash hand
basin, to rear aspect.

Bathroom c. 1.76m x c.1.61m
Heated towel rail, wash hand basin, wc, bath and shower overhead, wooden floor, tiled bath surround.



FEATURES OF THIS PROPERTY

- Constructed c.1930's, architecturally designed by world renowned Michael Scott on behalf of the Williams family, Tullamore.
- Standing on c.10 acres of woodland
- Outdoor Swimming pool
- Fully restored Tower adjacent main residence
- Guest Chalet overlooking the swimming pool comprising; kitchen/livingroom, two bedrooms and bathroom.
- Purpose built three door garage for ample storage and storage shed
- Spectacular views of the surround countryside
- The ultimate in privacy and tranquillity, ideal countryside retreat location
- Only c.1hr 20mins drive from Dublin, central to all major cities throughout Ireland
- The property has its own well water and septic tank
- Accessed off the main road up a long tree lined avenue
- Cottage originally had a thatched roof but has now been tiled by its present owner
- A host of original features and locally sourced materials that were used in the building of this fine home including; Clonaslee stone, pine wood floors, native deal doors with the edge of the bark overlapping outwards most unusual feature, spiral staircase in entrance hall, exposed timber ceiling beams and much more.
- South facing property, built to a very high standard in its year of construction using many locally sourced building materials.



