

**PROPERTY
PARTNERS**

James B
McDonnell & CO

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**THE PAROCHIAL HOUSE
TOBER, MOATE
CO.WESTMEATH**



Impressive Period Residence with a Rich History & ideally set in the middle of a c.20 Acre Parkland Farm Holding

Perfect location c. 1km off N6 close to Moate & within a short Walk of Tober Village

5 Bed, 3 Reception, Two-Storey over Basement Property with Outbuildings

c. 3,800 Sq.F.t Floor Area

Oil Fired Central Heating throughout

Price Guide : €295,000

Auctioneers, Valuers, Estate Agents, Insurance Agents

36/38 Oliver Plunkett Street, Mullingar, Co. Westmeath, Ireland Tel 044 40320 Fax 044 40556

Email jbmcdonnell@propertypartners.ie

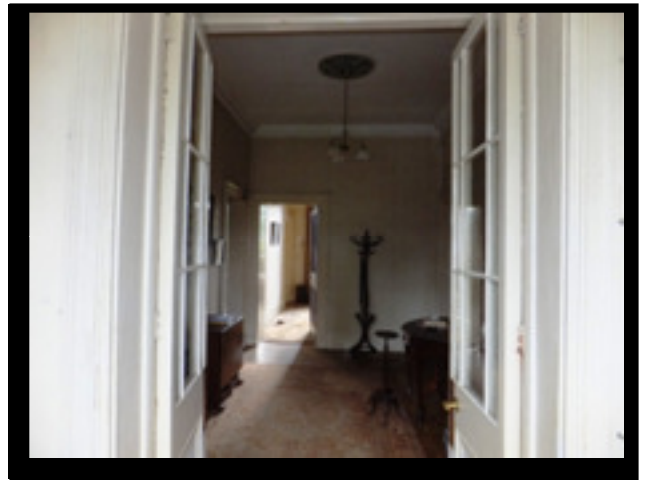
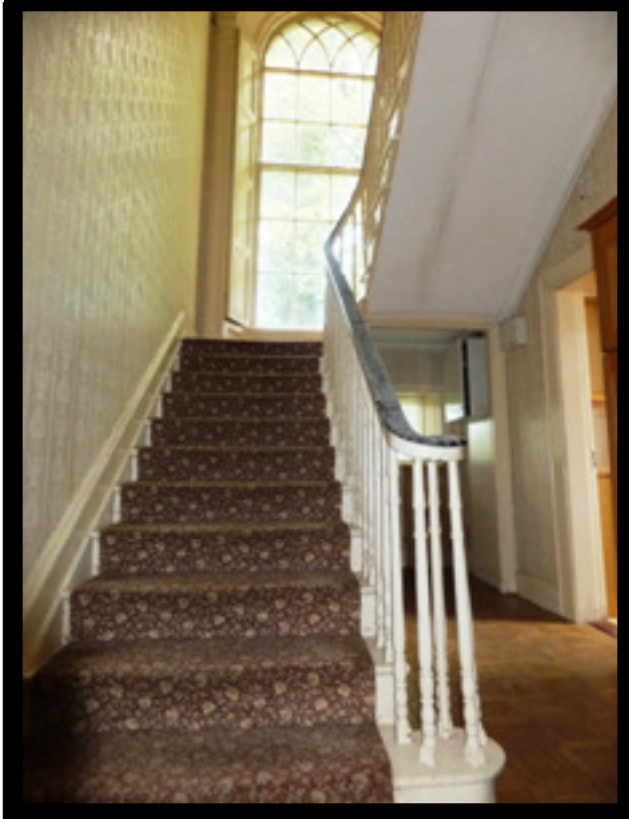
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BONDED MEMBER

Reference: 3909

Address: The Parochial House, Tober, Moate, Co. Westmeath

ACCOMMODATION:

Storm Porch 2.01 x 1.35 Store Floor
 (6' 7" x 4' 5")



Entrance Hall 15' 0" x 10' 2"
 (4.57 x 3.10)

Sitting Room 21' 1" x 14' 9" Feature Marble Fireplace. Coving.
 (6.43 x 4.50)



Dining Room

17' 2'' x 14' 9''
(5.23 x 4.50)

Timber Fireplace. Door to Sitting Room.



Office

2.95 x 4.42
(9' 8'' x 14' 6'')

Open Hearth Fireplace. (Off Hall)



Kitchenette

14' 8'' x 6' 5''
(4.47 x 1.96)

W.C.

6' 2'' x 5' 0''
(1.88 x 1.52)

With WC., & WHB

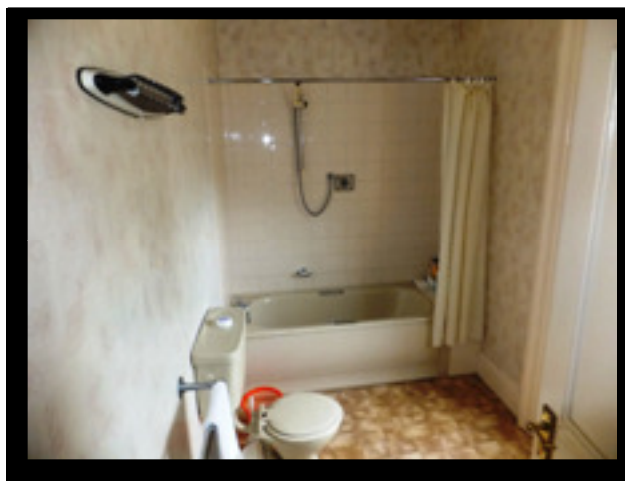
Cloakroom

8' 4'' x 5' 0''
(2.54 x 1.52)

Bathroom

6' 3'' x 10' 9''
(1.91 x 3.28)

Bath with Shower, WC & WHB. Tiled at Bath Area



Bedroom 1

14' 7" x 13' 2"
(4.45 x 4.01)

Tiled Fireplace. Storage Heater

Bedroom 2

10' 1" x 9' 3"
(3.07 x 2.82)

Oratory



Bedroom 3

13' 3" x 14' 8"
(4.04 x 4.47)

Double Room. WHB. Storage Heater



Bedroom 4

14' 3" x 9' 4"
(4.34 x 2.84)

Double Room.



Bedroom 5

14' 10" x 13' 5"
(4.52 x 4.09)

Double Room. Ensuite



Ensuite Showerroom

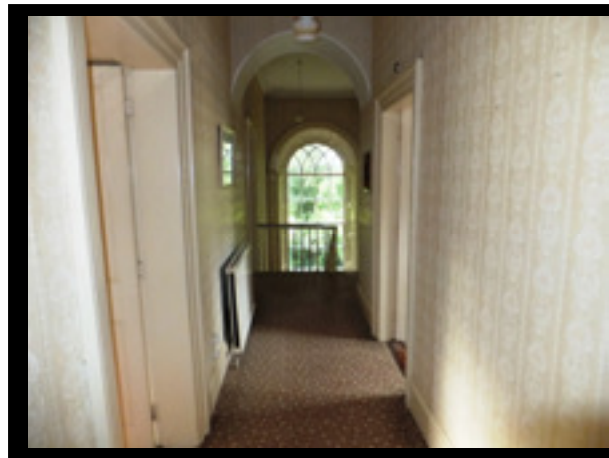
7' 10" x 10' 1"
(2.39 x 3.07)

With Shower, WC., & WHB

Landing

7' 5" x 13' 4"
(2.26 x 4.06)

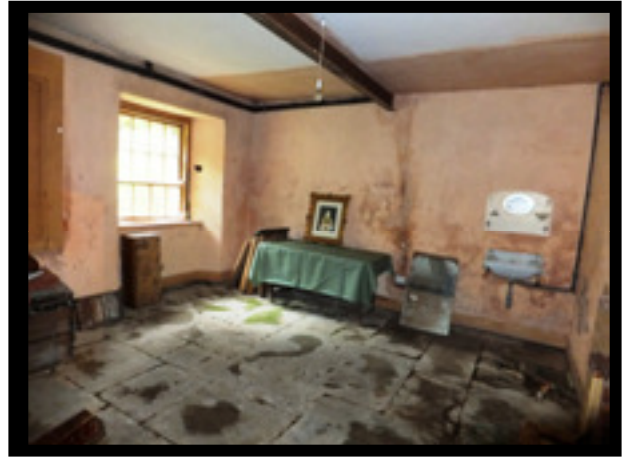
Feature Staircase



BASEMENT

Basement Area. Stone Flag Floor





Kitchen

21' 3'' x 14' 7''
(6.48 x 4.45)

Oil Boiler

Store Room

Wine Cellar

9' 6'' x 7' 10''
(2.90 x 2.39)

Store Room

9' 3'' x 17' 10''
(2.82 x 5.44)

Store Room

15' 4'' x 14' 6''
(4.67 x 4.42)

Stone Flag Floor



Finance:

We can offer independent mortgage advice from The Mortgage & Investment Centre, a specialist mortgage company within Property Partners / J.B. McDonnell & Co. Agents, who will help find you the best & most competitive mortgage to suit your needs.

Contact [The Mortgage & Investment Centre on \(044\) 9333333](tel:0449333333)