



**Guide Price**  
**€465,000**



GVM announce to the market a truly superb refurbished farmhouse standing on Circa 7 st acres together with modern and extensive stabling incorporating 7 boxes, tack room, 2 column hay barn, 6 bay horse walker, circulation yard and a pleasant field to the rear complimenting an outstanding a very well maintained property.



The entire is very well maintained with the farmhouse fully refurbished in recent years and comprising of hall, sitting room, kitchen/dining, utility, 3 bedrooms (master en suite) and a main bathroom. Oil fired central heating system. Double glazed UPV woodgrain windows.

Automated gates to an enclosed tarmac yard.

Spectacular views to the front of Keeper Hill. An ideal property for those with equestrian interests, hobby farming or the property could also be suitable for mixed use with great storage areas and potential as a home work space. Easy access to the Motorway and national road network. Also just a short drive to University of Limerick, Plassey Technological Park, Newport Town, Birdhill and the popular lakeside destination of Ballina/Killaloe. Hugely popular local walks on Slieve Felim and The Clare Glens. Sensible price point.

Inspection of this magnificent property is very highly recommended.

#### **Rooms:**

##### **Hallway**

Bright and inviting with laminate flooring

2.08m (6'10") x 2.01m (6'7")

##### **Lounge**

Beautifully appointed room with laminate flooring, feature fireplace and solid fuel stove

4.04m (13'3") x 3.08m (10'1")

##### **Utility**

Tiled flooring and plumbed

3.03m (9'11") x 2.01m (6'7")

##### **Kitchen/dining**

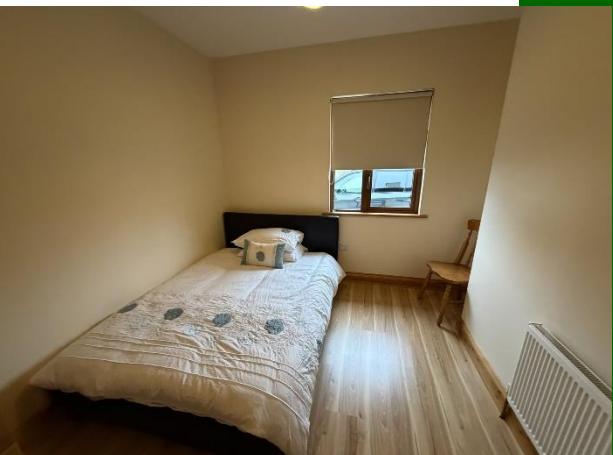
A very attractive room with generous floor and eye level presses

6.06m (19'11") x 4.07m (13'4")

##### **Bedroom1**

Double with laminate flooring

3.03m (9'11") x 2.07m (6'9")

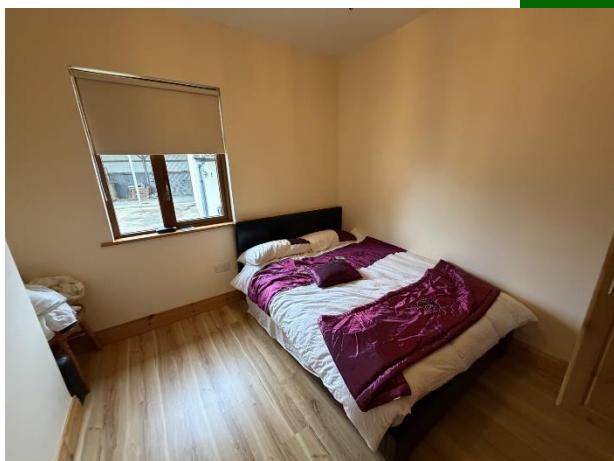




### **Bedroom 2**

Double with laminate flooring

3.03m (9'11") x 2.07m (6'9")



### **Bedroom 3**

Master with en suite off

4.05m (13'3") x 3m (9'10")



- Overall property very much in "turnkey" condition

- Easy access to Limerick City, Motorway, Newport and Ballina/Killaloe

- Automated entrance gates

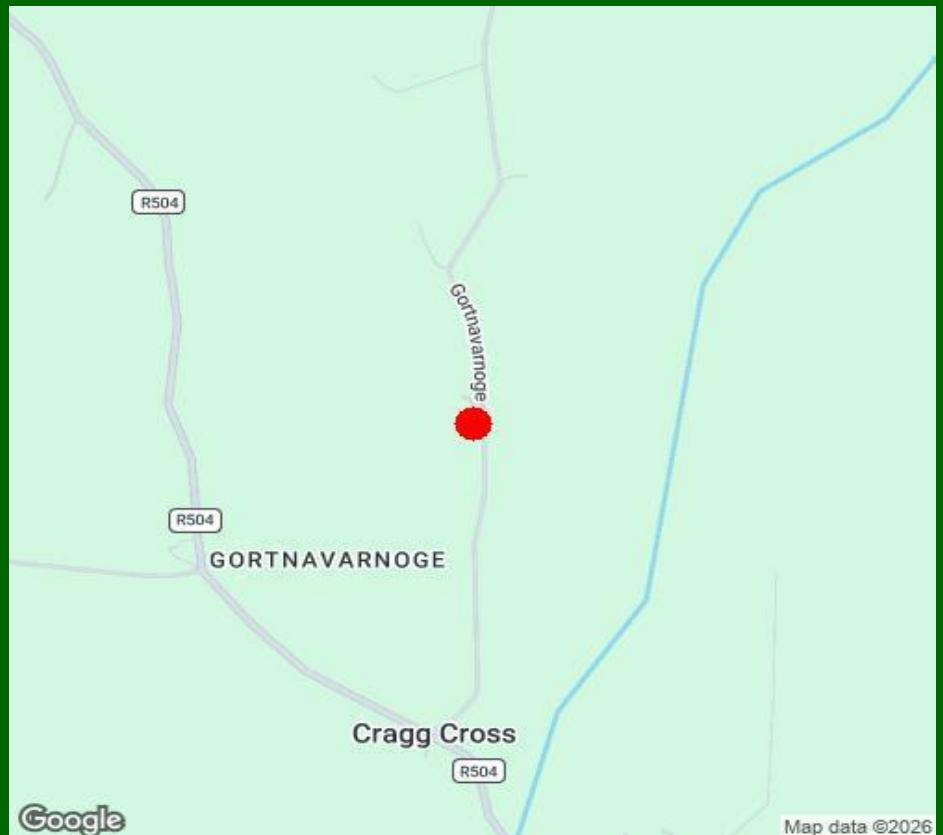
- Attractive facade and setting

- House is very modern and in excellent general condition

- Out offices also suitable for storage or conversion to offices (subject to planning)

- Pleasant field to the rear





### Property Directions:

Enter Eircode V94 DWF6 in your mobile device. GVM sign erected.

### Agent Information:

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#### Disclaimer

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