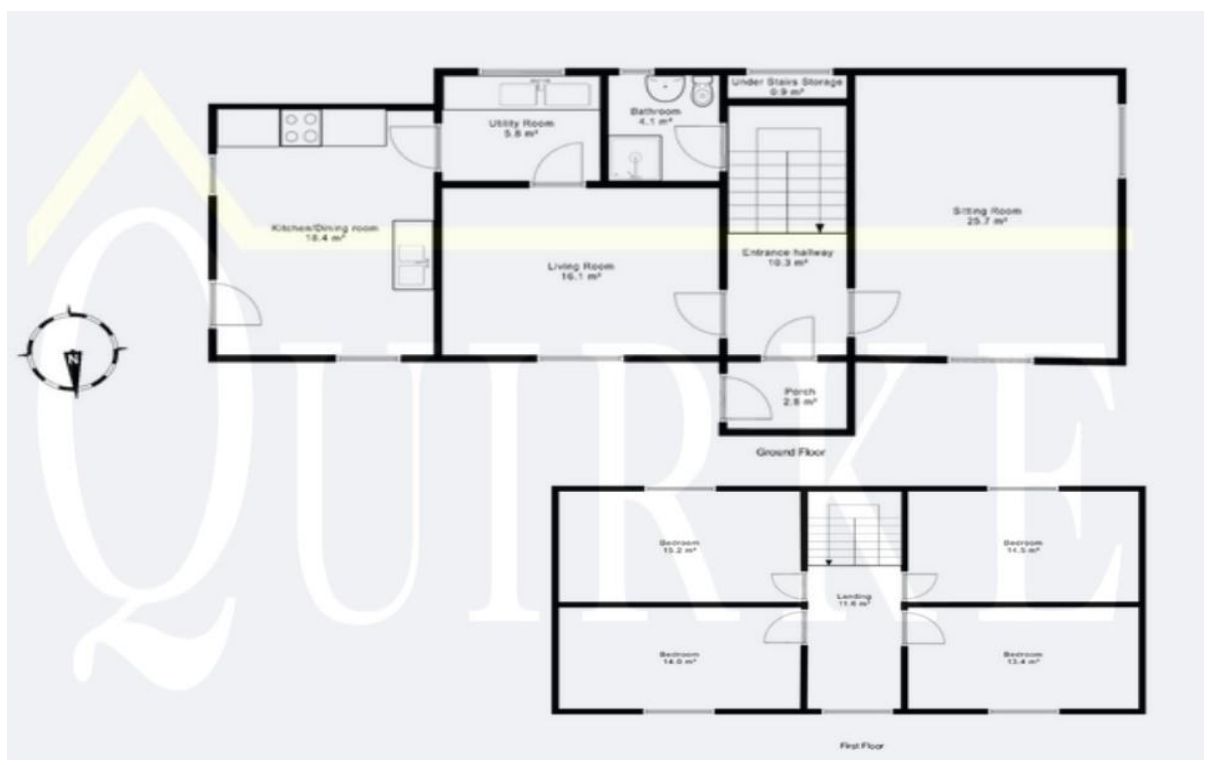




Boherboy, Cloneen, E91 YE29

Exceptional 4-bed residence on 2.5 acres (c.1Ha). At the base of Slievenamon with fabulous countryside views.

Guide Price €330,000 Freehold



For Reference Only



Bathroom
1.92m (6'4") x 2.11m (6'11")
Tile floor/ walls, wc, whb, shower

Landing
2.82m (9'3") x 2.1m (6'11")
Timber floor

Bedroom
4.99m (16'4") x 2.71m (8'11")
Timber floor

Bedroom
4.99m (16'4") x 3.02m (9'11")
Timber floor

Bedroom
4.99m (16'4") x 3.06m (10'0")
Timber floor, built in wardrobes

Bedroom
4.99m (16'4") x 2.76m (9'1")
Timber floor

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- 4 Bed home
- 2.55 Acres (C. 1 Ha)
- Panoramic Country Side Views
- Double Glazed PVC windows
- Traditional Farm House

Brought to the market by PF Quirke & Co, this beautifully maintained traditional Irish farmhouse offers a rare opportunity to acquire a charming countryside residence in an exceptional setting at the foot of the majestic Slievenamon. On approximately 2.5 acres of mature, manicured grounds, the property enjoys breathtaking panoramic views over the surrounding countryside towards Cloneen and Mullinahone.

This warm and welcoming home has been meticulously cared for and maintained throughout, combining traditional farmhouse charm with comfortable modern living. The accommodation on the ground floor comprises a bright entrance hall, spacious modern kitchen, cosy living room, elegant sitting room, family bathroom, and a generous porch area. Upstairs, the property boasts four generously sized double bedrooms, all filled with natural light and offering stunning rural views.

Outside, the mature gardens have been lovingly landscaped and maintained, creating a peaceful and private setting ideal for enjoying the beauty of the surrounding countryside. The additional 2.5 acres of land provide excellent potential for hobby farming, equestrian use, or simply enjoying the space and privacy of rural living.

This is a truly special property offering tranquillity, character, and outstanding scenery, while still being conveniently located within easy reach of local amenities. Early viewing is highly recommended.

Porch
2.06m (6'9") x 1.34m (4'5")
Tiled floor

Entrance Hall
2.09m (6'10") x 5.06m (16'7")
Tiled floor

Living Room
4.61m (15'1") x 5.7m (18'8")
Carpet, solid fuel stove, stone mantle, metal surround, stone hearth

Dining Room
4.77m (15'8") x 3.35m (11'0")
Laminated floor, solid fuel stove, stone mantle, metal surround, stone hearth

Kitchen
3.98m (13'1") x 4.93m (16'2")
Tile floor, units at eye and floor level

Utility room
2.62m (8'7") x 2.01m (6'7")
Tile floor, plumbed for dishwasher, washing machine, dryer

