

Ballyfoleen South, Kilfinny,  
Adare, Co Limerick V94 RXH3

## Residential Site c. 3.21 Acres with Full Planning Permission

Restoration, Extension and  
Enhancement of Existing Dwellings

**Full Planning Permission Granted**  
**Planning Ref: 25/60706**

**A considered blend of  
heritage, character and  
contemporary living**

- **Residence: 232.2 sqm  
(c. 2,500 sqft)**
- **Garage: 77.8 sqm  
(c. 837.43 sqft)**

**An Architect led vision in a  
private rural setting**

Exterior



**my3D.ie**

a service of My Engineer Ltd

Kilfinny, Adare, Co. Limerick



Set in the tranquil countryside of Ballyfoleen South, Kilfinny, Adare just a short drive from Adare Village, this impressive site offers a rare opportunity to restore and extend a traditional dwelling, constructed in the early 1800's; supported by full planning permission and a carefully considered architectural vision.

The site comprises of 3.21 acres of top quality limestone land and offers both heritage features and modern development potential, fully approved for a substantial home and garage.

The house is approached through a private entrance and a long avenue and enjoys a sheltered setting with scenic views over the gardens and surrounding countryside.

This serene setting is nestled between the 'Oldcourt Stream' which winds around the Eastern boundary of the site and 'Lismoylan Ringfort' which is adjacent and included in the property on the Western boundary. The property includes many mature trees and an old Orchard.



Existing



Lismoylan Ringfort

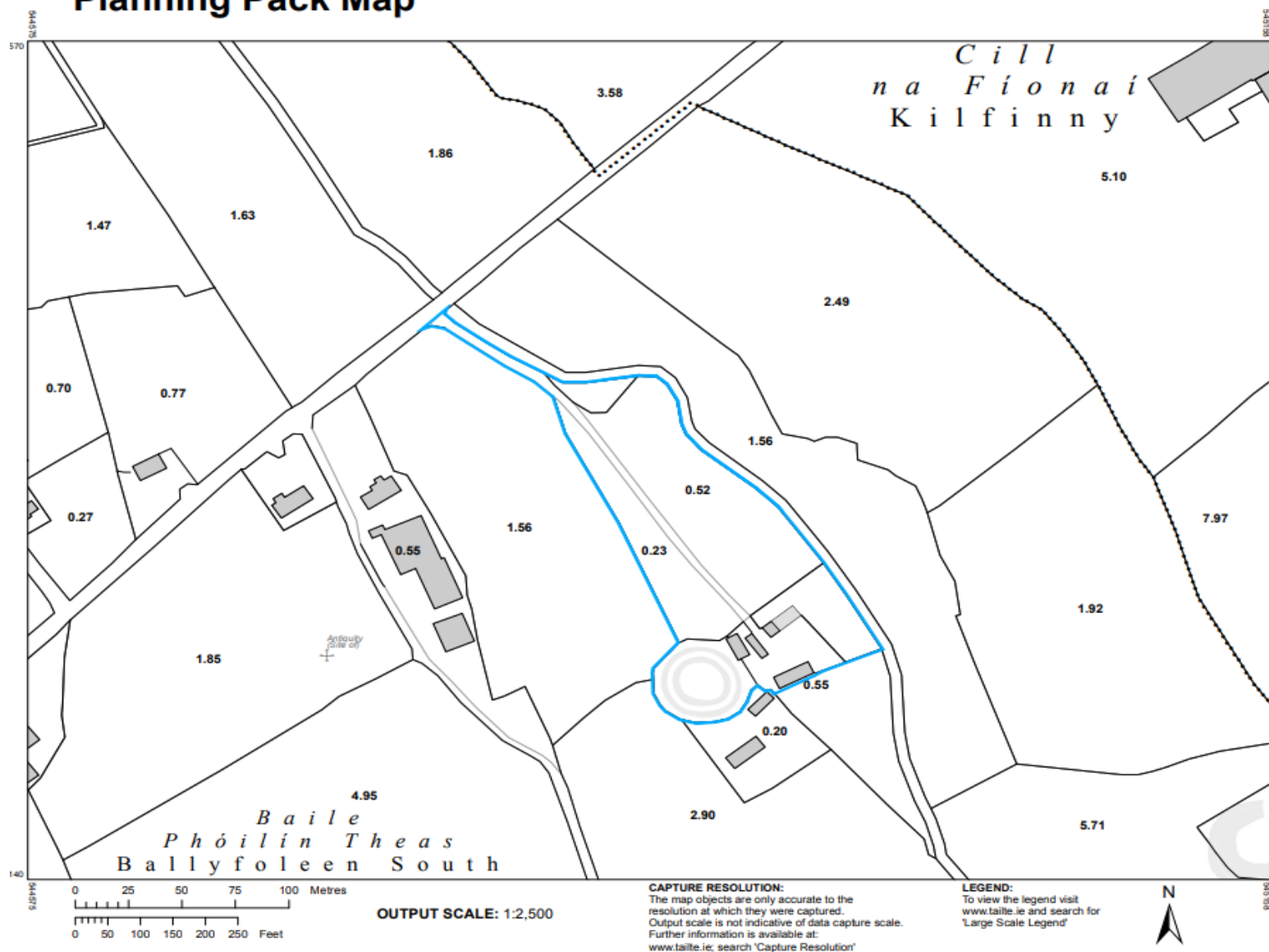


Kilfinny, Adare, Co. Limerick



## Planning Pack Map

- Ballyfoleen South, Kilfinny, Adare, Co Limerick V94 RXH3
- 8km to Adare village
- Peaceful Countryside Location, offering privacy while remaining conveniently close to local amenities and accessibility to Adare and Limerick City



## Site Location Map

Area Outlined in Blue = 3.21 Acres / 1.29 Hectares  
Scale 1:2500





Oldcourt Stream



my3D.ie  
a service of My Engineer Ltd

Kilfinny, Adare, Co. Limer



## Planning Permission Overview:

**Detached dwelling (232.2 m<sup>2</sup> / 2,500 sq.ft.)**

**Detached garage (77.8 m<sup>2</sup> / 837 sq.ft.)**

**Conversion of outbuildings approved**

### **Entrance Hall:**

4m x 1.3m & 5.3m x 1.2m

Including Front Entrance through Porch & Side Entrance opening into Hall with large Roof Light

### **Living/Dining/Kitchen:**

12.8m x 5.25m

L-Shaped Kitchen, Including Pantry, Dining & Living Area under a Valuted Ceiling, opening out on to courtyard through sliding doors.

### **Sitting Room:**

4m x 3.7m

### **Main Bedroom:**

5.6m x 4.3m

Includes Ensuite & Walk-in Wardrobe

Bedroom 2: 4m x 3m

Bedroom 3: 4.1m x 3.2m

Bedroom 4: 3.6m x 3.4m

Utility & Plant Room

Main Bathroom











## Proposed Interior 3D





## Outbuildings, Courtyard and Ringfort:

To the rear of the residence is a Courtyard with a selection of old stone out buildings incorporating a Storage Shed a Hen House, Stables and Cow house.

Planning has been granted to convert these buildings into a modern garage including three additional storage rooms.

The property has two large paddocks to the front, either side of the driveway avenue, comprising of c. 3 acres, large enough to keep a number of animals.

The property comes with a unique feature- 'Lismoylan Ringfort'. The ringfort is proof the site was settled almost 1,000 years ago.



Existing





# Helen M<sup>c</sup>Cormack

---

ESTATE  AGENTS



**Helen McCormack Estate Agents**

51 Upper William Street

Limerick

V94 RY8W

Tel: +353 (0)61 446 066

Email: [info@mcea.ie](mailto:info@mcea.ie)

Web: [www.mcea.ie](http://www.mcea.ie)

PSRA No: 004433

*All CGI imagery and plans are for illustrative purposes only.  
Full Planning permission details available on request.*