



Springfield, Broadford, Newcastle West,
Co. Limerick.



Guide Price

€395,000



GVM are delighted to present to the market this hugely attractive single-storey residence, constructed in the 1940s and standing on circa seven statute acres, divided into two beautifully appointed fields.

Approached by a private, tree-lined sweeping driveway with the charming gated entrance, this property immediately conveys a sense of character and seclusion.





As you arrive, you are greeted by a substantial set-down and circulation area, neatly surfaced with concrete, and complemented by numerous and extensive out-buildings all adjacent to the residence providing great space for the outdoor enthusiast or hobby farmer.

The home itself, rich in character and recently tastefully renovated comprises of patio area, entrance porch, sitting room, kitchen, three bedrooms and bathroom. Planning permission previously granted in May-2014 for an extension of existing house (Planning Number 14/564). All SEAI grants are still available for the property.

Set in a peaceful and very private location yet enjoying a wonderfully central position, the property lies within 500m walking distance to the National School, Church, Post Office, Shop and Cheche, in the picturesque village of Broadford. It also boasts excellent connectivity to Dromcollogher (6km), Limerick City (60 km), Cork (68 km) and Tralee (70 km). 2027 Ryder Cup venue Adare is only 30km away.

This is a property with enormous potential, perfectly suited to those with equestrian or hobby farming interests, or simply anyone who values outdoor living in a private and scenic setting. There are numerous well-kept ancillary sheds, a hay barn, a green house, multiple well-kept lawns, and a manicured orchard with a wonderful variety of trees (apples, pear, plum, fig) and fruit bushes (blueberry, raspberry and blackberry).

There is a separate beautiful single storey cut limestone derelict farmhouse (c1800s) which is also included in this sale. Would qualify for the renovation grants of up to €100k (subject to terms and conditions).

All in all, a truly rare opportunity – early inspection is very highly recommended.

Rooms:

Entrance porch

Sitting room With fireplace and solid fuel stove. Herringbone solid wood flooring and unique built in storage 5.07m (16'8") x 3.02m (9'11")

Kitchen Solid fuel stove with back boiler and built in units 5.02m (16'6") x 3.06m (10'0")



Bathroom Fully fitted with separate shower
4m (13'1") x 1.08m (3'7")

Bedroom 1 Double with fireplace
3.02m (9'11") x 2.07m (6'9")

Bedroom 2 Double with fireplace
3.08m (10'1") x 2.04m (6'8")



Master bedroom Spacious with dressing room
3.06m (10'0") x 3.04m (10'0")

Features:

- Circa 7 st aces of good quality land. Currently leased
- Beautiful tree lined driveway
- Extensive range of out offices
- House has much character.
- Oil fired central heating system and solid fuel stove (one with back boiler)
- Orchard with wonderful apple trees, pear, plum and fig trees
- Tranquil and very peaceful setting
- FTTH broadband on the Open Eir network





Property Directions:

Enter Eircode P56 H520 in your mobile device.

Agent Information:

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Disclaimer

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