



## Ballynacourty House, Ballynacourty, Castleconnell, Co. Limerick



### BALLINACOURTY HOUSE

L I S N A G R Y , C O . L I M E R I C K



**Price €750,000**

Ballynacourty House is an imposing period property set on stunning mature grounds extending to about 2 acres in total.

This stunningly attractive trophy property is located in close proximity to the popular and picturesque village of Castleconnell while also enjoying easy access to the Motorway, University of Limerick, Plassey Technological Park and an array of wonderful educational, sporting, shopping and recreational amenities.







The house is approached through stone wall piers and automated wrought iron gates which open to an attractive sweeping driveway, under mature trees and complimented by manicured lush lawns making this property a haven of peace and tranquillity.

This magnificent home is a five-bay, three-storey home beneath a hipped slated roof. Built in c. 1750, the exterior of the house includes prominent features such as rendered walls, a steeply pitched roof and gabled bays.

The light-filled accommodation is of generous and elegant proportions, well laid out for modern day family living and entertaining. Notable internal features include shutters, cornicing, architraves, decorated fireplaces, a classical staircase and ceiling roses.

Briefly entrance hallway, four reception rooms, a kitchen, utility, pantry, seven bedrooms, two bathrooms and two attic bedrooms together with a study and store. The outbuildings include a double garage, boiler house, fuel shed and other ancillary out offices. The property is serviced by an oil-fired central heating system.

The house sits amidst wonderful mature gardens which are mainly laid to lawn and include magnificent flower beds flanked by a meandering stream to the south, fine specimen trees, including oak, beech and horse chestnut. The site is private, well protected and must be seen to be appreciated.

#### Fixtures & Fittings

All fixtures and fittings are included in the sale.

#### Listings and Environmental Designations

Ballynacourty House is recorded as a Protected Structure by Limerick County Council and is recorded on the National Inventory of Architectural Heritage

#### Services

Mains electricity, Mains water. Mains sewerage and fibre broadband.

#### Rooms:

**Kitchen** Tiled flooring. Pine floor & eye level presses. Aga Cooker. 6m (19'8") x 4.7m (15'5")

**Utility room** Tiled flooring and built in units  
4.5m (14'9") x 2.2m (7'3")







## Storage off

**Formal Breakfast room** Brick fireplace.

4.8m (15'9") x 4.6m (15'1")

**Formal Dining room** Feature fireplace.

7m (23'0") x 4.8m (15'9")

**T.V room** Feature fireplace.

4.7m (15'5") x 3.7m (12'2")

**Main hallway** W.C & whb off.

5.1m (16'9") x 3.4m (11'2")

**Main Lounge** Feature fireplace. Two feature bay windows overlooking front garden.

7.6m (24'11") x 5m (16'5")

**Main bathroom** W.C & whb. Separate shower.

2.9m (9'6") x 2.9m (9'6")

**Bedroom 1** Double room.

4.8m (15'9") x 3.9m (12'10")

**Bedroom 2** Double room. Built in wardrobes. whb.

6m (19'8") x 4m (13'1")

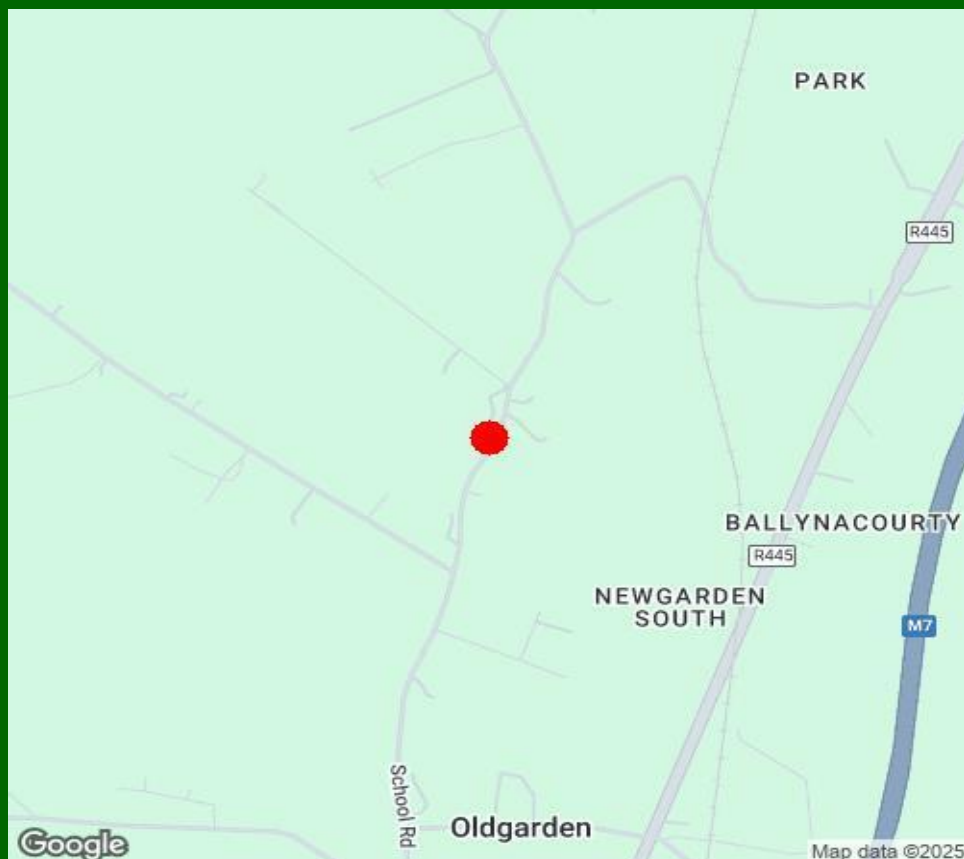
**Bedroom 3** Double room. Built in wardrobes. whb.

4.2m (13'9") x 3m (9'10")

**Bedroom 4** Double room. Built in wardrobes. whb.

## Features:

- Natural stone entrance with automated wrought iron gates
- Stunning mature gardens laden with flowers, shrubbery and mature trees
- Hugely attractive location
- Very elegant and attractive facade boasting huge character
- Extensive, bright and well proportioned living and bedroom accommodation
- Garage and ancillary sheds
- Oil fired central heating system
- Sweeping driveway with extensive parking and circulation area
- Wonderful local walkways
- A home with enormous potential



### Property Directions:

Enter Eircode V94 D9YT i your local device. GVM signs erected.

### Agent Information:

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#### Disclaimer

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