GVM AUCTIONEERS

Grangehill Farm, Grange, Kilmallock, Co. Limerick.





Guide Price €275,000

BER E2



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Approached via a short, attractive tree-lined driveway, this delightful residence boasts many of its original features while offering comfortable accommodation and the conveniences of modern-day living. The property is well maintained throughout and enjoys a wonderful sense of warmth and character.

The spacious accommodation comprises an entrance hall, sitting room, kitchen, sun lounge, utility room, four bedrooms, including one ensuite, together with a main shower room.

Outside, the property benefits from a traditional-style farmyard incorporating a three-column haybarn with lean-to, two stables and a range of ancillary out-offices. To the rear is a paddock laid out in permanent pasture, providing an ideal facility for equestrian use or those seeking the benefits of a small holding. There is also a lawned area to the front of the residence.

The property enjoys an idyllic location approximately five minutes` drive from Lough Gur Lake, Ballyneety Golf Club and Bruff, while Limerick City is within approximately a 20-minute commute, providing access to a comprehensive range of shopping, educational, recreational and transport amenities.

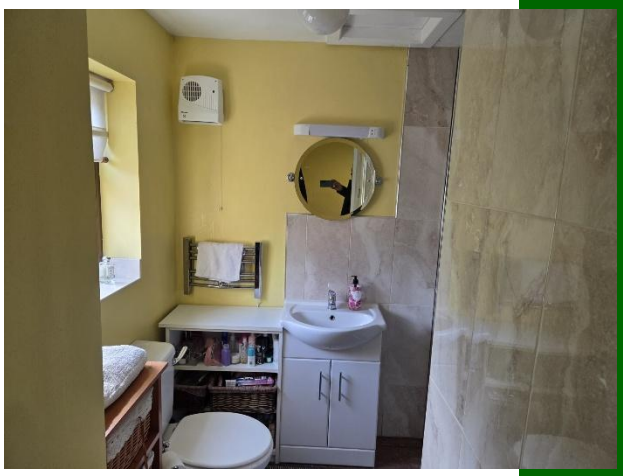
For those seeking a larger holding, there is also a separate adjoining property extending to approximately 22.5 statute acres currently available on the market, providing an excellent opportunity to acquire additional land if required.

Early viewing of this exceptional property comes highly recommended by GVM Auctioneers, sole selling agents.

Contact Richard Ryan on 087 8067772.









Entrance Hall: 11'9" (3.58m) x 8'4" (2.54m)

Siting Room: With laminated wooden floor, cast iron fireplace with Mahogony surround and insert stove, 12'10" (3.91m) x 11'6" (3.51m)

Kitchen: With tiled floor, fitted units & oil fired Stanley oven, 14'4" (4.37m) x 11'9" (3.58m)

Sun Lounge: With tiled floor French patio doors leading to rear, 11'4" (3.45m) x 11'9" (3.58m)

Utility: With tiled floor, plumbed for washing machine, 6'5" (1.96m) x 6'3" (1.91m)

Shower Room: Fully tiled with electric shower, toilet & wash hand basin, 9'2" (2.79m) x 6'3" (1.91m)

Bedroom No 1: 10'0" (3.05m) x 9'0" (2.74m)

Bedroom No 2: 12'7" (3.84m) x 7'8" (2.34m)

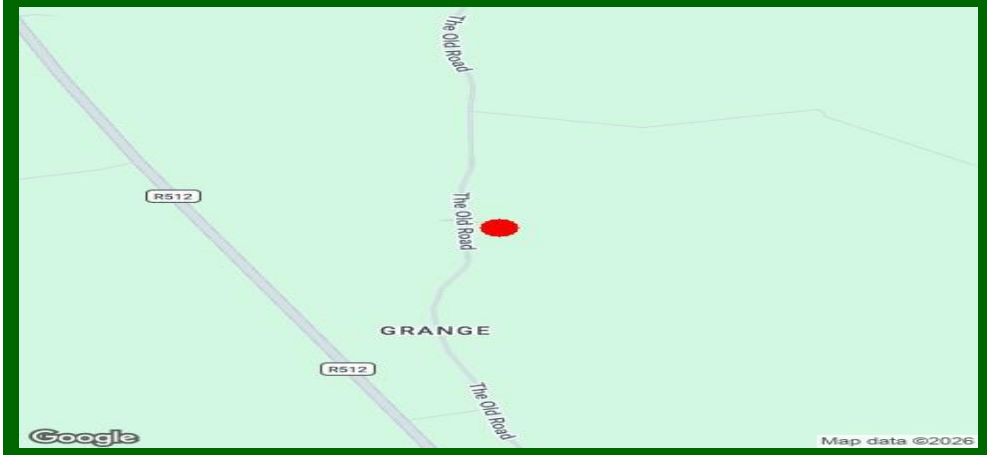
Bedroom No 3: With built in wardrobe, 11'9" (3.58m) x 8'9" (2.67m)

Bedroom No 4: With built in wardrobe, 12'6" (3.81m) x 8'8" (2.64m)

Ensuite: With wash hand basin, toilet and shower cubicle with electric shower. 5'0" (1.52m) x 7'10" (2.39m)

Features:

- Oil fired Central Heating.
- DG Woodgrain UPVC windows.
- Lough Gur Group Water supply.
- Septic tank sewerage system.
- E2 BER.



Property Directions:

From Limerick take the Bruff Road (R512) via Ballyneety, at the Hamlet Bar turn left and proceed up the hill (The Old Road) for approximately 1.3 KM the subject property is on the left hand side.

GPS Co-ordinates; 52.528512, -8.547704 or alternatively use Eircode: V35 C854.

Agent Information:

Richard Ryan

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Disclaimer

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