



"Rossbrien House", Rossbrien, Limerick,
V94 FR94.



Guide Price €950,000



GVM are delighted to present Rossbrien House to the market, a charming country residence ideally situated in a peaceful and private setting just 4 km from Limerick City Centre.





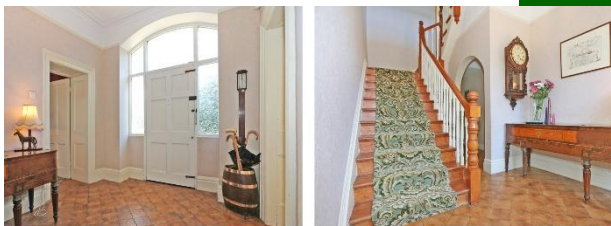
GVM are delighted to present Rossbrien House to the market, a charming country residence ideally situated in a peaceful and private setting just 4 km from Limerick City Centre.

Standing on approximately seventeen statute acres, this impressive property offers spacious and well-proportioned living accommodation throughout, making it an ideal family home while also providing excellent equestrian and agricultural facilities.



The accommodation comprises an inviting entrance hall, spacious sitting room, dining room, study, mezzanine office, family room, kitchen, downstairs shower room, guest WC, and utility room. On the first floor there are six generously sized bedrooms, including a master ensuite, together with a main family bathroom.

Externally, the property boasts an exceptional range of outbuildings and facilities ideally suited to country living. These include magnificent mature lawns, a cobbled courtyard incorporating five stables, feed room, lofted garage and tack room.



A traditional cowhouse, complete with polished concrete floors and lime-rendered walls, provides a charming and versatile venue for family gatherings, celebrations, and special occasions.



Beyond the courtyard is a traditional farmyard featuring a covered walled silage pit, cubicle accommodation, and an old milking parlour. Equestrian enthusiasts will appreciate the all-weather sand and fibre arena measuring approximately 35m x 30m.

The lands are divided into four paddocks, currently laid down in permanent pasture and considered to be of excellent quality.



Enjoying an idyllic setting on the outskirts of Limerick City, the property offers convenient access to the



motorway network, rail services, and Shannon Airport, while benefiting from close proximity to a wide range of local amenities. Rossbrien House successfully combines the tranquillity of countryside living with the convenience of city accessibility.

Viewing of this exceptional property is highly recommended by the auctioneers.

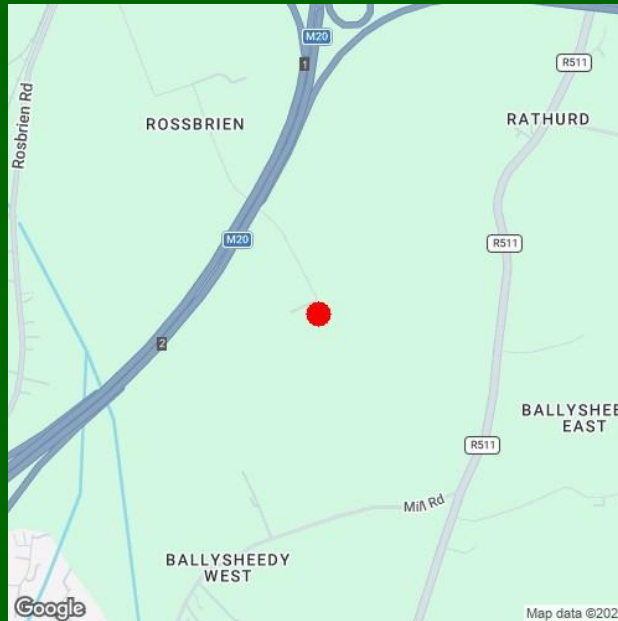


For further information or to arrange a viewing, contact Richard Ryan on 087 806 7772 or 063 98555.

Features:

- Oil Fired Central Heating.
- DG Aluminum Windows.
- Mains Water.
- Septic Tank Sewerage.
- BER F.
- Outside
- Set within beautifully landscaped grounds, the property enjoys expansive lawns, terraces.
- Charming stone courtyard incorporating six stables and traditional outbuildings.
- Extensive range of farm buildings includes former dairy, Dutch barn, livestock cubicles, hard stand.
- 35m x 30m sand-and-fibre riding arena, offering excellent equestrian and agricultural facilities.





Property Directions:

Co-ordinates: 52.634094, -8.621892 or Eircode: V94 FR94.

Agent Information:

Richard Ryan

087 806 7772

richardryan@gvm.ie

Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.



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