



Williamstown Lodge, Williamstown, Fedamore, Co. Limerick



Guide Price €695,000



GVM Auctioneers are delighted to present to the market Williamstown Lodge, an exceptional and versatile property offering a rare opportunity to acquire a substantial residence with multiple self-contained accommodation units along with substantial land holding of 5.9 acres, all set in a cluster in a peaceful countryside location just 15 minutes drive from Limerick City. The property is located a short distance from Ballyneety, home of the the 2027 Junior Ryder Cup. Adare Manor home of the 2027 Ryder Cup is also just a short drive from this fantastic property.



The main residence is an attractive three-bedroom detached home featuring a charming stone-front façade that blends character with modern comfort. Inside, the property offers a bright and spacious open-plan kitchen and dining area, creating the perfect space for family living and entertaining. A beautifully appointed reception room provides a warm and inviting setting to relax and unwind. Upstairs, the home comprises three generously proportioned bedrooms, each offering excellent space and natural light, together with a well-appointed family bathroom. Adding to the appeal of this unique property is a self-contained one-bedroom lodge, positioned to the side of the main house. This compact and tastefully presented unit is suitable for a wide range of uses, including guest accommodation, extended family living, a home office, or potential rental income (subject to any necessary consents). The main property benefits from a sun-drenched rear garden featuring a spacious patio area, perfect for outdoor dining and entertaining. The separate one-bedroom lodge also enjoys its own private rear garden, providing an ideal outdoor retreat. Both gardens have been exceptionally well maintained, while the generous additional space to the rear of the property enhances the sense of openness and offers ample room for a variety of outdoor uses. The property is further complemented by a well-kept front garden, adding to its overall appeal. The property also benefits from an additional two self-contained units with a separate entrance. These charming units are set in an old cottage that have been refurbished to offer modern living accommodation. These units consist of a three-bedroom apartment and a one-bedroom apartment making Williamstown Lodge an ideal opportunity for those seeking a multi-generational home, an investment property, or a residence with excellent income-generating potential.

Inspection is very highly recommended.

Rooms:

Main House

Hall Hardwood flooring. 2m (6'7") x 5.08m (16'8")

Office Laminate Flooring. 3.04m (10'0") x 3m (9'10")



Reception Hardwood flooring.

6.02m (19'9") x 3m (9'10")

Living room Hardwood flooring. Feature brick open fireplace.

Kitchen/Dining room Hardwood flooring.

Generous shaker style eye and floor level presses.

Vaulted ceilings. Feature brick range

6.2m (20'4") x 4.7m (15'5")



Utility Room Tiled flooring. Extra storage units

3.6m (11'10") x 4.3m (14'1")

Bathroom Tiled flooring. 4m (13'1") x 3.5m (11'6")

Bedroom 1 Hardwood flooring.

4.2m (13'9") x 2.8m (9'2")

Bedroom 2 Hardwood flooring.

4.2m (13'9") x 2.8m (9'2")

Bedroom 3 Master. Double room, Hardwood flooring.

6m (19'8") x 3.5m (11'6")



Features:

- Unique multi-unit property in an excellent location
- Just 15 minutes from Limerick City
- Fantastic main residence
- Exceptional flexibility with a variety of uses
- All maintained to a very high standard
- 5.9 acres of agricultural land
- Rare opportunity to buy in a very popular area of Limerick
- Stone cut front boundary wall
- Just 5 minutes drive to Ballyneety Village and Golf Resort
- Overall property has huge potential





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Disclaimer

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PSRA Number: 002030