

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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H750

No.5560



Deerbrook House, Kilcoran, Cahir, Co. Tipperary E21 EF89

- 6 bed detached house on 1.09 acres
- Oil central heating
- Beautiful country setting
- Oil fired central heating
- Spacious accommodation

Guide Price €580,000



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Deerbrook House, Kilcoran, Cahir, Co. Tipperary

E21 EF89

Brought to the market by P F Quirke & Co Ltd. is Deerbrooke House, Kilcoran, Cahir, Co. Tipperary. Nestled in the picturesque countryside of Kilcoran, just minutes from the historic town of Cahir, Deerbrooke House is a distinguished residence offering the perfect balance of rural tranquillity and modern convenience. Set amidst mature grounds of approx. 1.09 acres, this impressive home enjoys a peaceful setting while benefiting from excellent connectivity to the M8 motorway, making Cork, Limerick, Waterford and Dublin all easily accessible.

Designed for comfortable family living, Deerbrooke House offers spacious and comfortable accommodation with generous reception rooms, well-proportioned bedrooms and an inviting atmosphere throughout. The property has successfully operated as a highly regarded B&B/guesthouse, reflecting its versatility and exceptional appeal as both a private residence and an income-generating opportunity. Built in 2007, its modern design and mix of oil fired central heating with solid fuel fireplaces, it offers various country comforts. The gardens are mature and established with the Thonoge River flowing at the end of the garden. A large shed offers extensive storage and workshop space. The surrounding area is renowned for its natural beauty and wealth of attractions, including Cahir Castle, the Swiss Cottage and the Galtee Mountains just to the rear of the property, while a host of outdoor pursuits, excellent schools and local amenities are all within easy reach. Whether you're seeking an elegant home, a countryside retreat or a property with established hospitality potential, Deerbrooke House presents a rare opportunity to acquire a landmark home in one of South Tipperary's most desirable locations. Early inspection is advised.

Entrance Hall 8.01m (26'3") x 2.76m (9'1")

Tile floor

Dining Room 4m (13'1") x 5.35m (17'7")

Laminate wood floor, solid fuel stove with natural stone surround & double doors leading to kitchen.

Kitchen 6.95m (22'10") x 4.9m (16'1")

Tiled floor & splashback, units at eye & floor level, sliding door to rear patio, integrated dishwasher, whb, large gas cooker & breakfast bar.

Sunroom 4m (13'1") x 4.02m (13'2")

Sliding door leading to front patio, laminate wood floor.

Living Room 5.35m (17'7") x 5.35m (17'7")

Carpet & open solid fuel fireplace.

Utility 3m (9'10") x 3.55m (11'8")

Tile floor.

Back Hall 5m (16'5") x 1.05m (3'5")

Tile floor & back door leading to side of house.

Bathroom 2.01m (6'7") x 2.91m (9'7")

Tiled floor & walls, whb, wc, shower & door leading to Bedroom 1.

Bedroom 1 (Ground Floor) 4m (13'1") x 3.2m (10'6")

Carpet & Access to Bathroom.

Upstairs Landing 3.45m (11'4") x 6m (19'8")

Bedroom 2 3.05m (10'0") x 3.06m (10'0")

Carpet floor & en-suite

En-suite 1.32m (4'4") x 2m (6'7")

Shower, wc, whb, tile floor & wall

Walk-in Wardrobe 1.02m (3'4") x 1.35m (4'5")

Bedroom 3 3.6m (11'10") x 3.65m (12'0")

Carpet floor & en-suite

En-Suite 1.55m (5'1") x 2.27m (7'5")

Shower, whb, wc & tile floor

Bedroom 4 3m (9'10") x 4.07m (13'4")

Carpet floor & en-suite

En-Suite 2.05m (6'9") x 1.03m (3'5")

Shower, wc, whb, tile floor

Bedroom 5 (Master) 4m (13'1") x 4.9m (16'1")

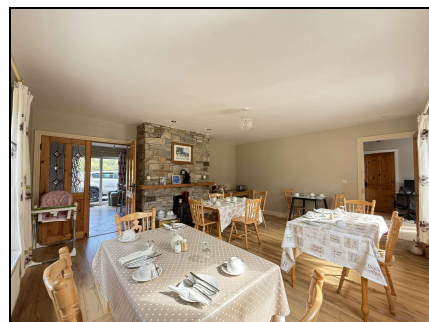
Carpet floor, Ensuite & walk-in wardrobe

En-Suite 2.6m (8'6") x 2.4m (7'10")

Bath, wc, whb, tiled floor

Walk-in Wardrobe 3.07m (10'1") x 2.6m (8'6")

Bonus Attic Space



B

≤150

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