



The Lime Kiln, Lower Road, Bunratty, Co. Clare



THE LIME KILN

LOWER ROAD, BUNRATTY, CO. CLARE



Guide Price €595,000



GVM Auctioneers are delighted to introduce to the market this stunningly attractive split-level bungalow residence, superbly positioned on an impressive site extending to circa 1.2 statute acres. The property enjoys an elevated setting with spectacular panoramic views over the surrounding countryside, including views of three historic castles. This impressive home is ideally located within walking distance of the picturesque and historic village of Bunratty, offering a wonderful combination of space, privacy, mature grounds and convenience





The residence is thoughtfully laid out and provides generously proportioned accommodation comprising four good-sized bedrooms, three reception rooms, a kitchen, utility room and two bathrooms. The versatile layout offers excellent flexibility for modern family living and will particularly appeal to those seeking a substantial home in an enviable countryside setting. At lower-ground-floor level, the property also benefits from a garage and service room, providing valuable additional storage and utility space.



Externally, the mature and beautifully established site is a particularly attractive feature of the property. The grounds are well sheltered and lined with mature trees, creating a high degree of privacy and a wonderful sense of seclusion. The entrance is especially appealing, with a distinctive sweeping driveway and a historic lime kiln positioned on the northern side of the site.



The location is exceptional, offering the tranquillity of a mature countryside setting while remaining within easy reach of major transport links and regional centres. Shannon Airport, Limerick City and Ennis are all readily accessible, while the property is conveniently positioned just off the dual carriageway network linking Limerick and Galway with the wider region.



Bunratty is renowned worldwide for its rich historical heritage, most notably Bunratty Castle and Folk Park, together with its excellent selection of visitor attractions, restaurants, traditional pubs and local amenities enjoyed by residents and visitors alike.

Properties of this nature, combining a substantial mature site, magnificent views, generous accommodation and such a convenient location, rarely come to the market.

Rooms:

Entrance hallwayBright and inviting

4.06m (13'4") x 2m (6'7")

LoungeDual aspect with wonderful countryside views. Feature fireplace
6.01m (19'9") x 4.03m (13'3")

Dining roomSolid wood flooring

3.07m (10'1") x 3.02m (9'11")





KitchenFitted with generous floor and eye level presses.Walk in hotpress 5.04m (16'6") x 3.07m (10'1")

Rear hallway with wc & whb off

4.09m (13'5") x 2m (6'7")

Bedroom 1 Double

3.04m (10'0") x 3.02m (9'11")

Bedroom 2 Maser with built in wardrobes.

En suite off with shower 4.04m (13'3") x 3.04m (10'0")

Bedroom 3 Double with built in wardrobes

4m (13'1") x 3m (9'10")

Bedroom 4 Double with built in wardrobes

4m (13'1") x 3m (9'10")

Full fitted main bathroom2.04m (6'8") x 2.04m (6'8")

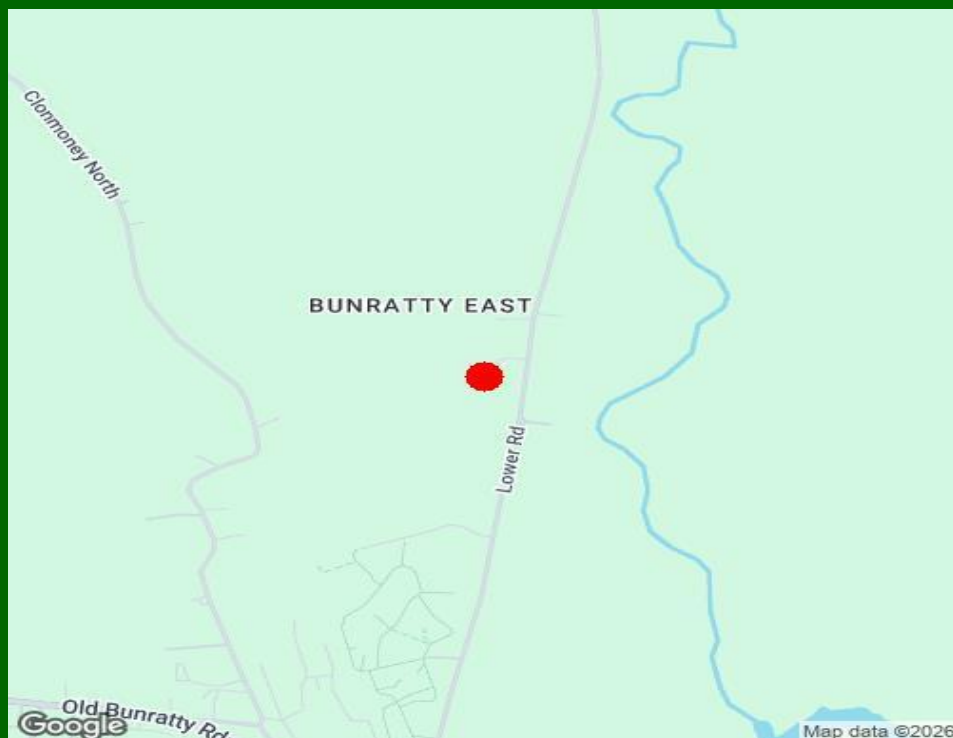
Basement

Garage6m (19'8") x 3.07m (10'1")

Store/Services room3.07m (10'1") x 3.07m (10'1")

Features:

- Truly spectacular and very elevated site extending to Circa 1.2 st acres
- Oil fired central heating system
- Superb location within walking distance of Bunratty
- Very good accommodation layout
- Proximity to Shannon, Ennis & Limerick City
- Good local public transport
- Attractive price point
- No chain and ready for occupation
- Protected by mature woodland to the rear
- Circa 1.2 st acre site



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Disclaimer

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