

REA

Eoin Dillon



6 BEDROOM GEORGIAN HOUSE
G.I.A. 321.91 sq. m. (3,465 sq. ft.)

FOR SALE BY PRIVATE TREATY

Curraghmore House (Glebe House)
Borrisokane
Nenagh
County Tipperary
E45 V025

AMV €850,000

BER EXEMPT

DESCRIPTION

REA Eoin Dillon are delighted to present to the market this distinctive and character-filled property in Borrisokane, County Tipperary. Built in 1819, this former Rectory, known as Curraghmore House or Glebe House, is a timeless example of classical elegance and refined country living. Set amidst approximately 8 acres of beautifully landscaped grounds, this property combines graceful proportions, exceptional natural light and beautifully preserved original features with the comforts of modern living. The house has been extensively upgraded and refurbished over the years while carefully retaining its Regency character. Complementing the main residence is an attractive courtyard setting comprising five courtyard cottages/apartments, along with an impressive range of functional outbuildings.

Approached through impressive stone entrance gates, Curraghmore House is introduced by a long, sweeping driveway that meanders through mature trees, gradually revealing the elegance and scale of this fine Georgian estate. The accommodation opens into a welcoming and charming hallway. From here, you enter the spacious living room featuring original pine flooring and a striking grey marble open fireplace with a cast iron insert. Tall sliding sash windows allow an abundance of natural light to fill the room, creating a bright and inviting atmosphere. To the left of the entrance hall lies a generously proportioned drawing room, also finished with original pine flooring and an open marble fireplace. This room provides access to the Rector's study, a quiet and well-appointed room ideal for use as a home office or library. Also located on the ground floor is a further study or bedroom, offering flexibility of use depending on requirements. To the rear of the property, a spacious sunroom providing a seamless connection to the one acre walled garden, features tiled flooring and full-height glass sliding doors that open directly out to the courtyard.

Descending to the lower ground floor, you are welcomed into a cosy reading area with an under-stair cloakroom, creating a warm and inviting retreat within the home. From here, access is provided to the large dual aspect and modern open-plan kitchen/lounge, a comfortable living space with a solid fuel stove. Located on this level is the breakfast room. There is also a utility room with tiled flooring. Completing the lower ground floor accommodation is a conveniently located family bathroom comprising a shower, W.C, and W.H.B.

The first floor accommodation comprises five generously proportioned bedrooms, four of which feature the original pine floors, built in wardrobes and en-suite bathrooms.

Outside, the 8 acres of beautifully landscaped grounds offer exceptional privacy, tranquillity, and impressive views across the surrounding countryside. The estate is further enhanced by a superb range of functional outbuildings, including a three-bay hay barn (311.9 sq.m), three bay machinery shed (170.3 sq.m), large games room/gym (54.51 sq.m), and a boiler house (19.52 sq.m) with adjoining glasshouse (29.21 sq.m).

Properties like Curraghmore House are exceptionally rare, combining heritage, scale, and location in a way that appeals to discerning buyers seeking both character and space.

Viewing is highly recommended.



Courtyard Cottages

Externally, the property is further enhanced by an attractive courtyard where the stone outbuildings have been tastefully and sympathetically converted to four self-contained one-bedroom apartments together with a larger three-bedroom apartment, offering excellent versatility for AirB&B (full planning) or extended family living.

Each of the one-bedroom apartments features an open-plan kitchen/living area along with a spacious bedroom complete with an en-suite bathroom.

The larger three-bedroom apartment comprises an open-plan kitchen/living space, a bright conservatory, and a ground-floor en-suite bedroom, while the first floor accommodates two additional bedrooms together with a shared bathroom.

All apartments benefit from oil-fired central heating and solid fuel stoves, ensuring comfortable accommodation throughout the year.

Apartment Exterior 	Apartment Interior 
Apartment Interior 	Rear View of Courtyard Cottages 

FEATURES

- Georgian House built in 1819
- 8 acre site (3.24 hectare)
- Wood gasification boiler and OFCH, septic tank, private well and mains water
- Fibre Optic Broadband
- Five self-contained houses used for AirB&B with full planning (Courtyard Cottages)
- Walled garden with mature trees, lawn tennis court and extensive outbuildings





PRICE

€850,000

VIEWING

By appointment

Contact Negotiators:
Eoin Dillon

42 Kenyon Street, Nenagh,
County Tipperary, E45 W244

T: 067 33468

E: info@readillon.ie

www.readillon.ie

PSRA - 001790

LOCATION

Eircode: E45 V025

From Nenagh take the N52 to Borrisokane. Turn left onto Finnoe road (L1100). Travel 2.7km & turn right. In 250m the property will be on your right hand side.

Property is less than an hour to Limerick and Shannon Airport , 20 minute to Portumna Forest Park & Golf Course. Close to Lough Derg with its vibrant villages and various aquatic facilities

BUILDING ENERGY RATING (BER)

BER: Exempt as it is a protected structure.



The terms set out herein are by way of partial summary. Intending purchasers should obtain a copy of the Conditions of Sale where the matters are dealt with comprehensively. Particulars and Conditions of sale are available from the Agents and the Solicitors with carriage of sale. REA Eoin Dillon for themselves and for the vendors whose agents they are, give notice that: 1) The particulars are set out in this Brochure and Schedule as a general outline for the guidance of intending purchasers and do not constitute part of an offer or contract. 2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of REA Dillon has any authority to make representations or warranty whatsoever in relation to this property. All prices quoted are exclusive of VAT.

