

REA

Eoin Dillon



6 BEDROOM GEORGIAN HOUSE
G.I.A 284.8 sq.m (3,065 sq.ft.)

FOR SALE BY PRIVATE TREATY

Gardenhill House,
Castleconnell,
County Limerick,
V94 CP2Y

AMV €500,000

BER EXEMPT

DESCRIPTION

Rea Eoin Dillon are pleased for you to step into history with this two storey detached Georgian property known as Gardenhill House in Castleconnell, County Limerick. Dating back to the 1700s, this residence reflects the elegance and symmetry typical of that era. Georgian homes are known for their balanced proportions, tall sash windows, and refined architectural detail and this property carries many of those timeless features.

Set on approximately 11 acres, the estate offers:

- Expansive private grounds,
- A tranquil countryside setting
- Potential for gardens, restoration projects, or equestrian use.

You enter the grounds through a private sweeping driveway, opening into a paddock of daffodils in spring, surrounded by mature trees and rich shrubbery, and standing tall beyond it all is Gardenhill House. The house comprises a welcoming and charming hallway, leading into a spacious drawing room. This elegant room features carpeted flooring and a marble fireplace, which serves as its main focal point. Tall windows allow an abundance of natural light to flood the space, creating a bright and inviting atmosphere. To the left as you enter, a generously sized dining room features warm hardwood flooring and a large black classic marble fireplace. The spacious kitchen is located to the rear of the property and features Amtico pure vinyl flooring. A standout feature of the space is the Aga cooker, complemented by a striking copper hood that creates a bold statement within the room. The butlers pantry is plumbed for washing machine with Amtico vinyl flooring and offers plenty of storage space. Another standout room in the property is the main living room, also referred to as the study. It offers a warm and homely atmosphere, enhanced by a wood burning stove. The room is filled with natural light from a large window, while double doors open directly onto the garden patio area, creating a seamless indoor-outdoor flow. Also on the ground floor is a bedroom with an en-suite that offers its own entrance to the garden. There is also a guest loo/cloakroom that has a door leading onto the garden.

To the first floor, an elegant carpeted staircase leads to five spacious bedrooms. All bedrooms feature built-in wardrobes. The main family bathroom is also located on this level and includes a large bath, WC, and double WHB.

Each room is enhanced by large Georgian windows, which showcase the home's character while flooding the spaces with natural light.

Outside, the 11-acre site offers tranquillity and beautifully landscaped grounds, perfect for leisurely roaming or cultivating your own garden. The property also includes an expansive walled kitchen garden, a tennis court and a range of outbuildings, originally used as stables and workmen's living quarters, measuring 56.09m², 29.73m², and 22.09m² and 31.46m².

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

FEATURES

- Georgian House built in 1779
- 11 acres (4.45 Ha) site
- O.F.C.H, private well and septic tank
- Includes extensive outbuildings
- Stunning countryside location just 13.4km to Limerick city
- Just 42km to Shannon Airport
- Just off motorway to Dublin



ACCOMMODATION

Ground Floor

• Entrance Hallway	7.42m (24'4") x 2.17m (7'1")	Original hardwood floor with carpet staircase
• Drawing Room	6.7m (22'0") x 5.47m (17'11")	Carpet flooring with marble fireplace (Wood burning)
• Dining Room	5.35m (17'7") x 4.82m (15'10")	Original hardwood flooring with marble fireplace (Wood burning)
• Bedroom - En-suite	3.64m (11'11") x 3.17m (10'5")	Exterior door to garden
• Kitchen	5.92m (19'5") x 4.14m (13'7")	Amtico vinyl flooring with Aga range.
• Butler's pantry	4.85m (15'11") x 2.54m (8'4")	Amtico Vinyl flooring and Plumbed for washing machine
• Sitting room / Study	5.13m (16'10") x 4.62m (15'2")	Cork tiled floor, wood burning stove and double doors to the patio garden
• Cloakroom/Loo	4.34m (14'3") x 1.36m (4'6")	Amtico flooring with W.C and door to the garden

First Floor

• Bedroom 2	5.78m (19'0") x 4.07m (13'4")	Carpet flooring with built in wardrobes
• Bedroom 3	4.83m (15'10") x 4.82m (15'10")	Carpet flooring with built in wardrobes
• Bedroom 4	4.41m (14'6") x 2.73m (8'11")	Original hardwood flooring with built in wardrobes
• Master Bedroom	5.52m (18'1") x 5.18m (17'0")	Carpet flooring with built in wardrobes
• En-suite	2.81m (9'3") x 2.16m (7'1")	Tiled flooring, bath with over head shower, W.C & W.H.B and bidet
• Bedroom 6	4.71m (15'5") x 4.49m (14'9")	Carpet flooring with built in wardrobes
• Family Bathroom	4.83m (15'10") x 2.81 (9'3")	Vinyl flooring, large bath with built in hotpress, W.C and double W.H.B.





PRICE

€500,000

VIEWING

By appointment

Contact Negotiators: Eoin Dillon

DIRECTIONS

From Nenagh town take the N52 on the old Limerick road to Birdhill from Birdhill take the R445 to Castle Connell turn left at Daly's Cross continue 1km and the property will be on your left. Eircode V94 CP2Y

BUILDING ENERGY RATING (BER)

BER: Exempt

42 Kenyon Street, Nenagh,
County Tipperary, E45 W244

T: 067 33468

E: info@readillon.ie

www.readillon.ie

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