

**‘Grove House’
Hospital
Co. Limerick
V35VX33**



JW7793



**SUBSTANTIAL TWO STOREY RESIDENCE ON CIRCA 5 ACRES
‘OPTION OF ADDITIONAL LAND IF REQUIRED’**

- Private & Secluded setting approached via tree lined avenue (400m)
- 7 Bedrooms
- 4 Reception Rooms
- Extensive Lawns & Gardens
- Paddocks, Orchard & Tennis Court
- Range of Out Offices including 4 Stables
- Large Garage
- House in Excellent condition throughout
- Available for Immediate Occupation

For Sale by Private Treaty

Guide Price: €750,000

Wheeler Auctioneers & GL Auctioneers are delighted to bring to market this most impressive property which extends to Circa 5000 sq. ft. located on the outskirts of Hospital village on a private 5 acre site which is approached by a long tree-lined gravel driveway. This striking property has been lovingly maintained by its current owners over many years and is in excellent condition throughout. Inspection of this property is highly recommended.



Accommodation Comprises:

Kitchen	6.5m x 5m
Reception Room	6.5m X 6m
Breakfast Room	4m X 4m
Diningroom	7m X 5m
Reception Room	7m X 6m
Office	4m X 3m
Utility	2.5m X 2m
W.C / Sauna Room	

Quality Cabinetry, Central Island, Ceramic Tiling, Bay Window

Solid Wood Floor, Ornate Cornicing, 14ft Ceiling

Cornicing, 14ft Ceiling

Feature Marble Fireplace, Ornate Cornicing, 14ft Ceiling, French Doors To Patio Area

Feature Fireplace, Ornate Cornicing, Bay Window, French Doors To Patio Area

Carpet





First Floor

Bedroom (1)	6m x 5m	Ensuite, Walk in Wardrobe, Bay Windows
Bedroom (2)	5m x 4m	Fitted Wardrobes, Wash Hand Basin, Carpet
Bedroom (3)	4.5m x 4m	Fitted Wardrobes, Wash Hand Basin, Carpet
Bedroom (4) (Master)	7m 5m	Walk in Wardrobes, Ensuite, 2 Bay windows
Bedroom (5)	5m x 4m	Fitted Wardrobes, Wash Hand Basin, Carpet
Bedroom (6)	4m x 3m	Carpet
Bedroom (7)	4.5m x 2.5m	
Main Bathroom	4m x 4m	Fully Tiled



Buildings:

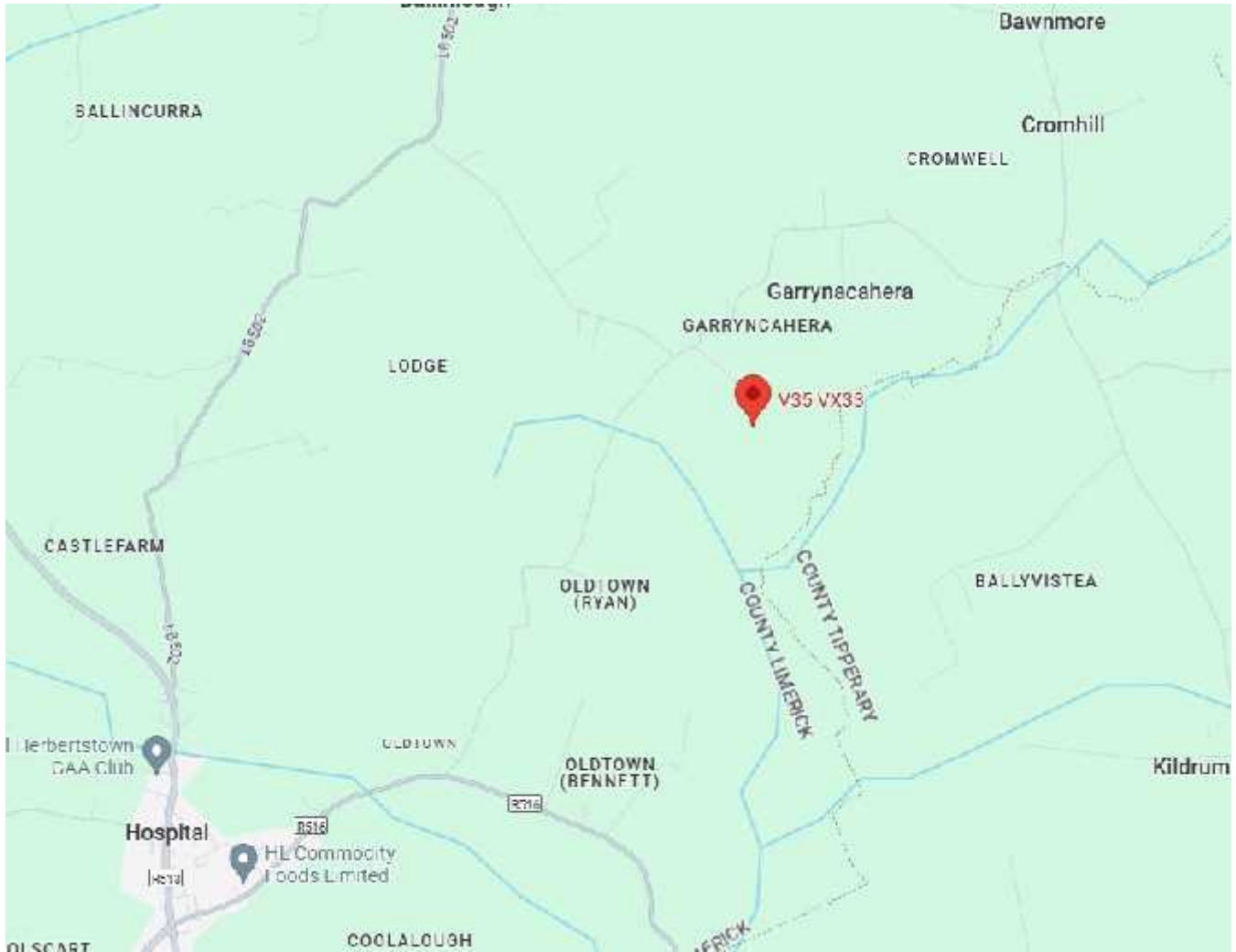
Garage with Parking for 4 cars, Fuel Sheds, 4 Stables, 2 no. Games Room, Machinery Shed.

Outside:

Spacious yard, Large Patio Area, Extensive lawns, Orchard, 2 no Paddocks, Tennis Court, Tree Lined gravel Driveway, Impressive Entrance Walls piers & gates.



Location



The property is located within 3.5km of the Town of Hospital and all its amenities including pre-school, primary and secondary schools, shops, churches, pubs, solicitors, Hospital College of Further Education is within easy access of the property. 30 Mins Drive to Limerick & 50 Mins Drive to Cork.

BER Rating: C3

Joint Agent: GL Auctioneers, 65 O'Connell Street, Limerick

To Be Noted

These Particulars are given on the strict understanding that they will not form part of any contract. Whilst every care has been taken in preparing these particulars; no responsibility is taken for any inaccuracies or errors. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. These details do not form part of any contract and are issued on the understanding that all negotiations are conducted through the agents.

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