

BER D1



Brook Lodge
Monatrim, Lismore, County Waterford



Brook Lodge

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Lismore 5 km. Tallow 6 km. Waterford 75 km, Cork 60 km. Cork Airport 67 km.

A charming country property hidden away by wonderful gardens and grounds with far reaching views over the Bride Valley

Porch, Drawing Room, Dining Room, Kitchen/Breakfast Room, Utility, Four Bedrooms, Three Bathrooms. Wine Cellar. Garage.

Mature Gardens and Grounds. Outdoor Swimming Pool. Hard Tennis Court. Vegetable Garden. Paddock.

In all about 3.05 Hectares (7.55 Acres)

FOR SALE FREEHOLD BY PRIVATE TREATY IN ONE OR MORE LOTS - LOT 1 BROOK LODGE WITH C 1.32 HECTARES (3.27 ACRES) LOT 2 C 1.73 HECTARES (4.28 ACRES) IN PADDOCK

Built in 1977 and extended and upgraded in recent years this character hideaway home has a wonderful setting surrounded by its own landscaped grounds with southwesterly aspects over the river Bride valley. The spacious accommodation extends to some 250 sq metres (2,665 sq ft) and includes two fine reception rooms and four bedrooms. Recent improvements include installation of external wall insulation, high efficiency boiler, new double glazed windows and doors together with solar panels to give a favourable energy rating for a building of this age.

The secluded grounds have been well planted with a good range of interesting shrubs and trees and include outdoor swimming pool and hard tennis court.

Brook Lodge is located at Monatrim, in an area of rich farmland and wooded glens between the Blackwater and Bride rivers close to one of Ireland's most beautiful towns. Lismore is one of 27 heritage towns in Ireland with a history going back to the 7th century and dominated by Lismore Castle and St Carthage's Cathedral. It enjoys a range of local shops, pubs, cafes and restaurants and also hosts arts and cultural events throughout the year. There are many and varied sporting facilities including superb fishing in the Rivers Blackwater and Bride, cricket, horse riding, golf amongst others. The neighbouring hills and mountains also provide for walking whilst the sandy beaches of west Waterford are within 30 minutes drive. The property is located in the West Waterford Hunt country. Cork International Airport and Waterford Airport are within one hour's drive.



Porch

Solid timber door with combination half door. Ceramic tile floor with inset mat.

Hall with **Cloakroom** off - wash hand basin and WC.

Drawing Room **Approx. 6.35 m x 6.20 m**
Open fireplace with timber chimneypiece and slate hearth. Glazed double doors to sun terrace. Oak floor. Wall light points. Ceiling coving. Dado rail. Door to staircase. Solid timber double doors to

Dining Room **Approx. 6.35 m x 4.90 m**
Oak floor. Under stairs shelved storage cupboard. Ceiling coving. Glazed double doors to sun terrace. Door to rear hall and glazed double doors to

Kitchen/Breakfast Room **Approx. 5.70 m x 4.80 m**
Fitted kitchen with ample base and eye level units and drawers. Double Belfast sink with mixer taps. Beech work surfaces with concealed lighting and tile splash backs. Bosch eye level double oven, Bosch 4ring hob with extractor hood over. Fisher & Paykel dish washer. Glazed external door to side, double doors to gardens. Door to

Utility/Rear Hall **Approx. 4.30 m x 3.80 m**
Stainless steel sink unit with mixer taps and tile splash backs. Storage cupboards over. Hotpoint upright freezer. Bosch washing machine. Hotpoint tumble dryer. Boiler room off with condensing oil boiler. External doors to front and side. Door to Garage.

Bedroom 3 **Approx 4.00 m x 3.35 m**
Double aspect. Ceiling coving.

Bedroom 4 **Approx. 3.90 m x 3.70 m**
(Currently Study/ Library). Wall light points.

Bathroom
Bath, wash hand basin and WC. Heated towel rail.

FIRST FLOOR

Master Bedroom 1 **Approx. 4.30 m x 3.80 m**

En suite Bathroom
Shower, wash hand basin and WC. Cork tile floor.

Guest Bedroom 2 **Approx. 5.60 m x 4.30 m**
Hot press. Built in wardrobe.

En suite Bathroom
Bath, wash hand basin and WC.



OUTSIDE

Garage **Approx. 6.20 m x 2.65 m**
Timber double doors. Light & power. Well water treatment equipment.

Cellar

GARDENS & GROUNDS

The gardens are a particular feature of the property being landscaped and well planted with many interesting trees and shrubs. A stream forms the western boundary. There is an outdoor swimming pool (approx 10 m x 6 m) and hard tennis court.

LANDS

The house, grounds and garden extend to c. 3.27 acres with a further c. 4.28 acres in paddock and vegetable garden. The vendor can offer the option of retaining these lands, if they are not required.

SERVICES

Mains electricity. Private drainage and water. Oil fired central heating. Solar panels to hot water.

BER CERTIFICATION

BER Rating D1
BER Number 106511736
Energy Performance Indicator 252.4 kWh/m²/yr

VIEWING

Strictly by prior appointment with the sole agents.

DIRECTIONS

From Tallow proceed north to Tallowbridge, crossing the Bride and turning right onto the N72 signposted Dungarvan. After 1km at the apex of the hairpin corner turn right signposted Monatrim. Proceed up the hill for approx 2 km, keeping right at the top of the hill, signposted Monatrim. Proceed for a further 2 km and the tennis court will be seen on the right. The entrance gates to the property will be found 500 m further on. Please note that there is no signboard erected at the property.

IMPORTANT NOTICE

These particulars are for guidance only and are prepared in good faith to give a fair description of the property but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement of fact or its services are in good condition. Neither Michael H. Daniels & Co., The Mayfair Office nor any of their employees has any authority to give or make any representation or warranty whatsoever in relation to the property. Any areas, measurements or distances are approximate only. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. Any intending purchaser must verify these matters. Some images of the property have been taken from outside the curtilage.



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