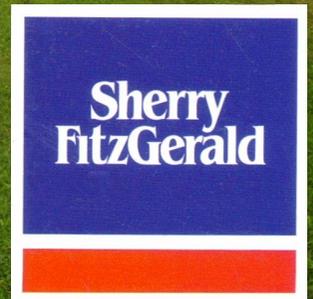


For Sale by Private Treaty

Offers in Excess of €485,000



Gorteen House, Cratloe, Co. Clare

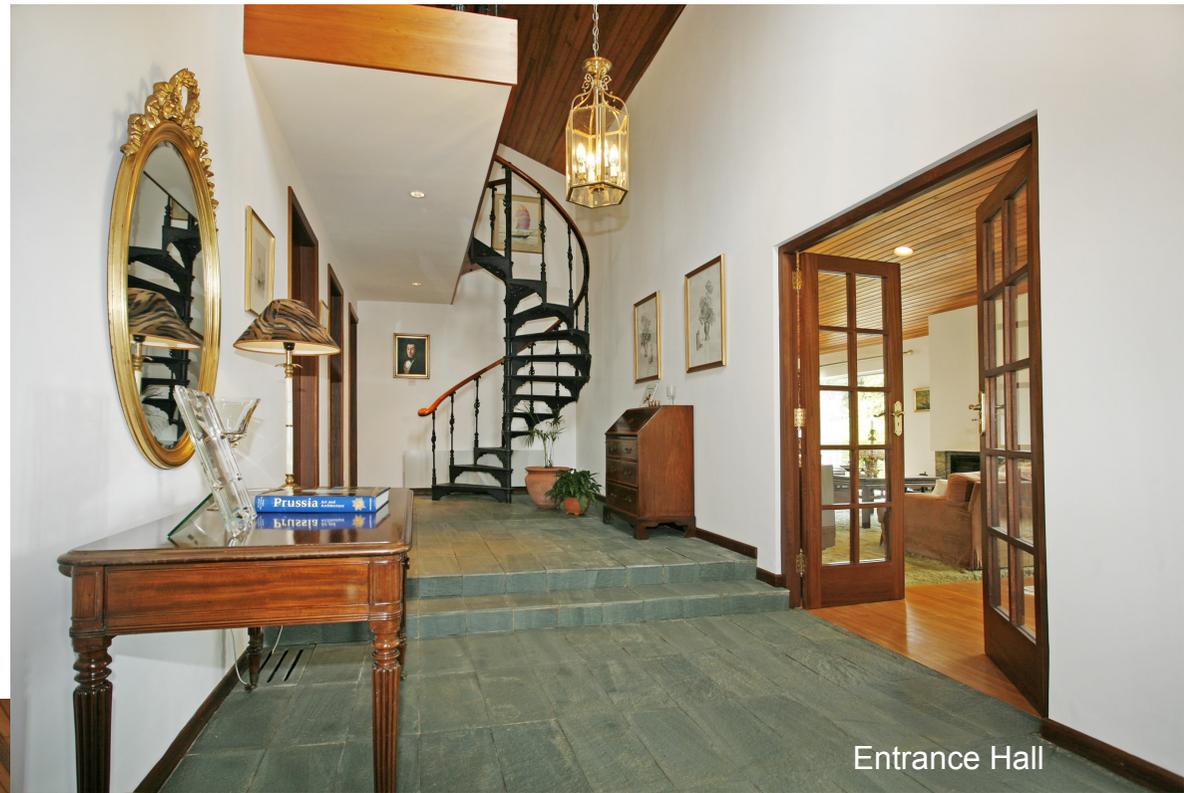


www.sherryfitz.ie

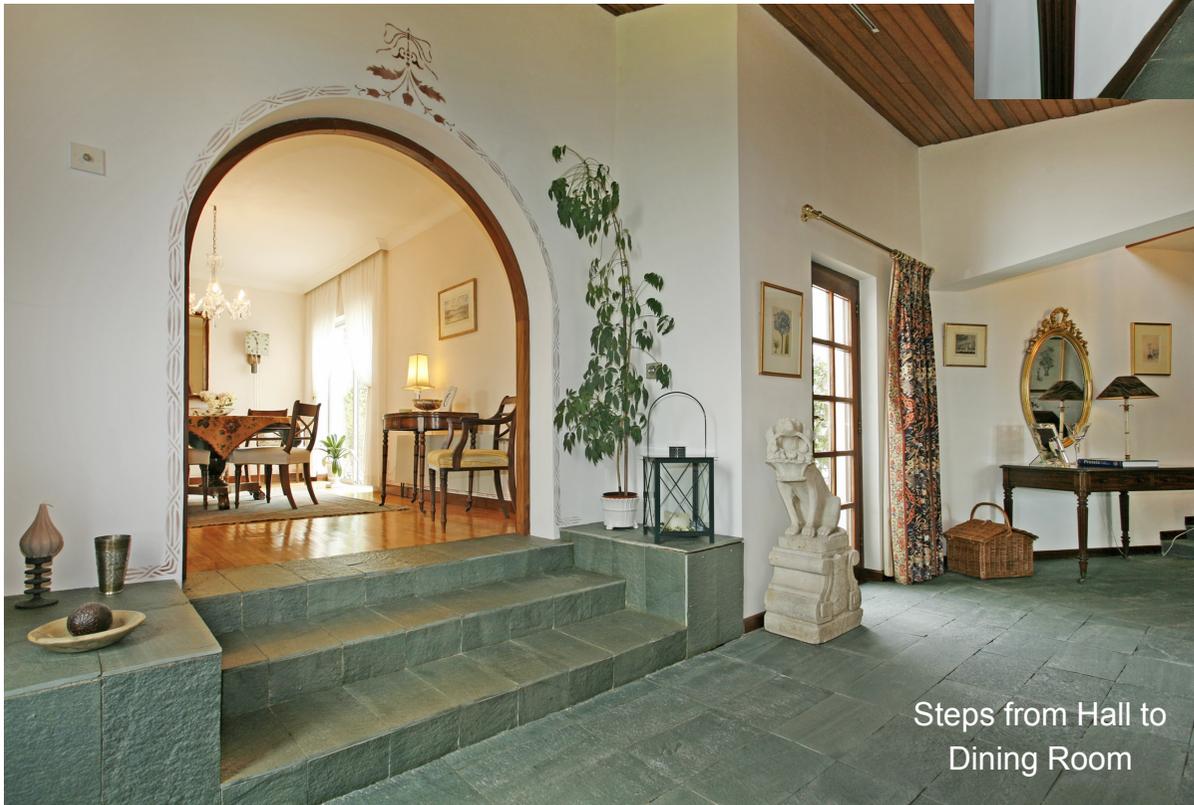
Sherry FitzGerald are delighted to bring to the market Gorteen House, Cratloe, Co. Clare, a wonderful detached residence situated on an elevated site with commanding views of the Shannon estuary and surrounding countryside.

The property is complemented by mature and well stocked gardens which enjoy complete privacy and maximum sunshine throughout the day with a southerly aspect and landscaped lawns, shrubs and planting.

Gorteen House has been meticulously cared for and loved by the current owners and offers superbly open, bright and welcoming accommodation with wonderful views being enjoyed from many of the rooms.



Entrance Hall



Steps from Hall to Dining Room

The entrance hallway, a large imposing room opens through to a gracious living room, ideal for entertaining due to its size and scale. The mezzanine library, with built in book shelving is a further feature and enhances this beautiful room. There are two double sliding doors leading from the Living Room to a patio with magnificent views over the Shannon estuary. On the patio, there is also a convenient log store for the wood burning fire.



Living Room



Marble Fireplace with
Wood-burning Fire



Mezzanine Library



Dining Room



Seating Area



Kitchen/Breakfast Room

Also off the hall the large dining room opens through to a very impressive family kitchen/breakfast room which is a wonderful combination of style and practicality, fully fitted with beautiful French Comera Elmwood units.

There is a well equipped utility room off the dining room. A 5th bedroom or study/playroom off the breakfast area adds to the accommodation at this level.

There are two spacious bedrooms at ground floor level with built in wardrobes, one with an en-suite bathroom, with shower and double washbasins. There is also a guest W.C. off the Hallway.

At first floor level there are a further 2 bedrooms, a shared en-suite bathroom with W.C., Shower, double washbasins and under floor heating. All the bedrooms face east and capture the morning sun.



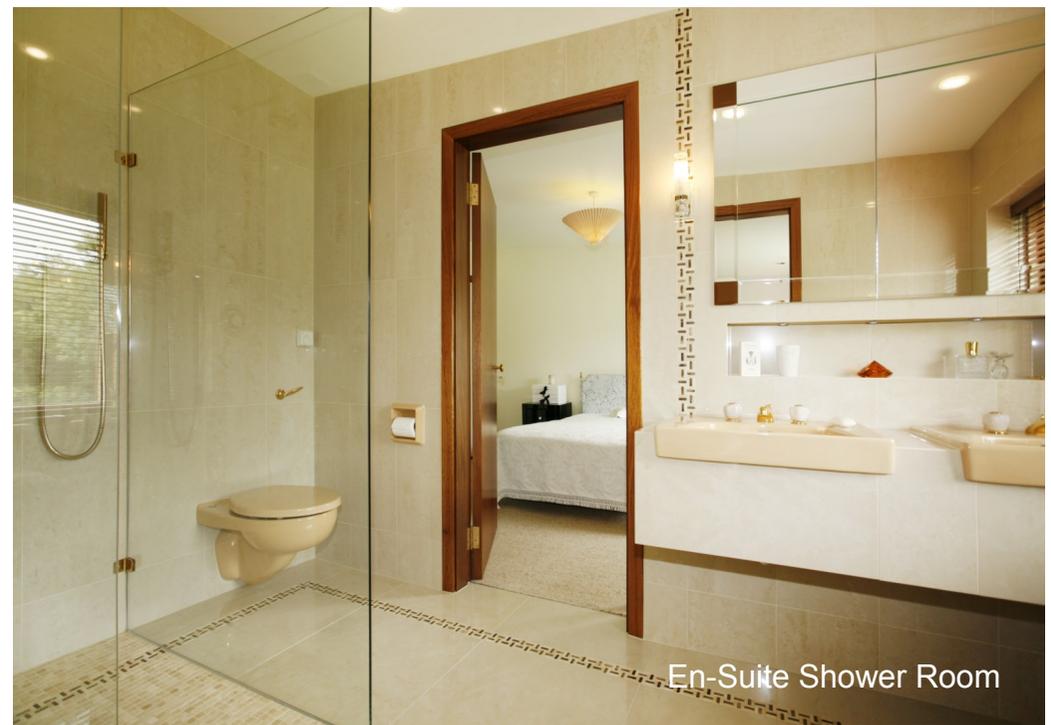
Guest Bedroom



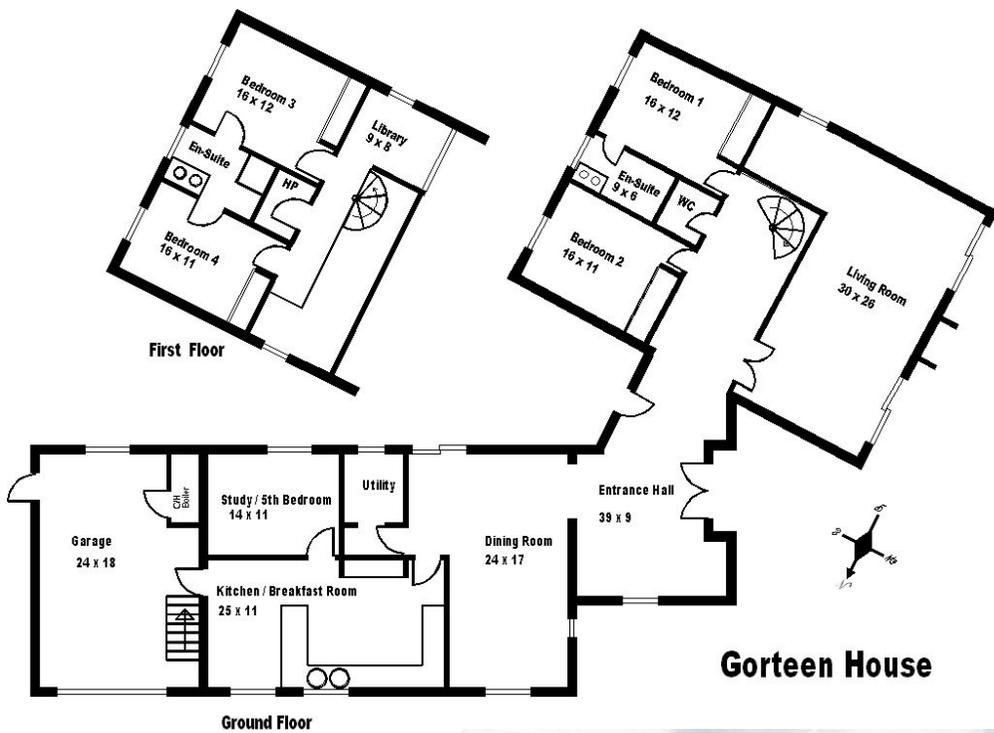
Bedroom 3



Master Bedroom



En-Suite Shower Room



There is a large Double Garage with electrically operated garage door from which a staircase leads to generous storage space above.

Accommodation;
302.9 sq m = 3260 sq ft approx.

Services;
Oil Fired Central Heating .There is double Glazing throughout with Teak windows and skirting. Alarm and High Speed Broadband.

BER: D1

BER No: 107584112

Energy Performance Indicator:
226.84 kWh/m²/yr.





South Facing Terrace



Gazebo

Garden

The Driveway with two entrances has parking for 3 to 4 cars.

The wrap around gardens are laid mostly to lawn with shrubs, plants and trees.



Garden & Lawns

Sherry
FitzGerald

Negotiator

Ailbhe O'Malley,
Sherry FitzGerald,
6 Shannon Street, Limerick.

T: 061 418000

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Viewing

Strictly by Appointment

Directions: From Limerick City, proceed out on the main Ennis Road and take the exit for Cratloe. Go over the motorway, under the railway bridge, into the village and pass the Woodcross pub on your left. Continue straight ahead and take the first public turning on the right, signposted Cratloe Wood. Proceed straight up this road and you will see the house about 300 yards up on the right hand side.

Conditions to be noted:

- 1 These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
- 2 The vendor does not make or give, is the Agent(s) or its staff authorised to make or give any representation or warranty in respect of this property.
- 3 All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them.
- 4 In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.
- 5 The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.

PSRA Registration No. 002183



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