



Thonogue House

Roosca, Cahir, Co. Tipperary on c. 4.04 hectares (c. 10 acres)

www.shelleyandpurcell.com



Description

Thonogue House which sits on circa 10 acres is a seven bay two storey late 17th century house with an 18th century addition. The property has been sympathetically renovated recently.

The house comprises of a well-proportioned drawing room with windows overlooking both aspects. There is also a good size sitting / dining room and a well fitted kitchen with Aga. Upstairs consists of a generous size master bedroom with en suite bathroom with three further good sized bedrooms and two bathrooms. The overall atmosphere of the house is comfortable and warm.

The house is approached via entrance with stone piers and cast iron gates and guarded by a pretty Lodge, a drive sweeps through the gardens to the house with forecourt.

To the rear is a stable yard with traditional outbuildings, providing 10 loose boxes, tack room, feed room and barn. The loose boxes have been recently refurbished to include new doors.

The top quality limestone lands are stud railed and in manageable paddocks with their own water supply.

A 60m x 30m all weather arena lies adjacent to the back drive.





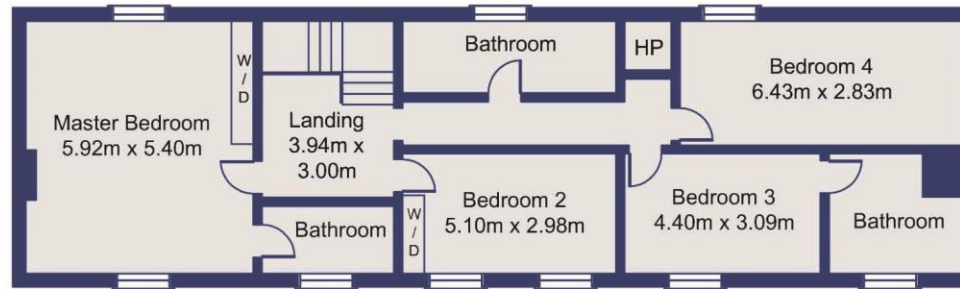




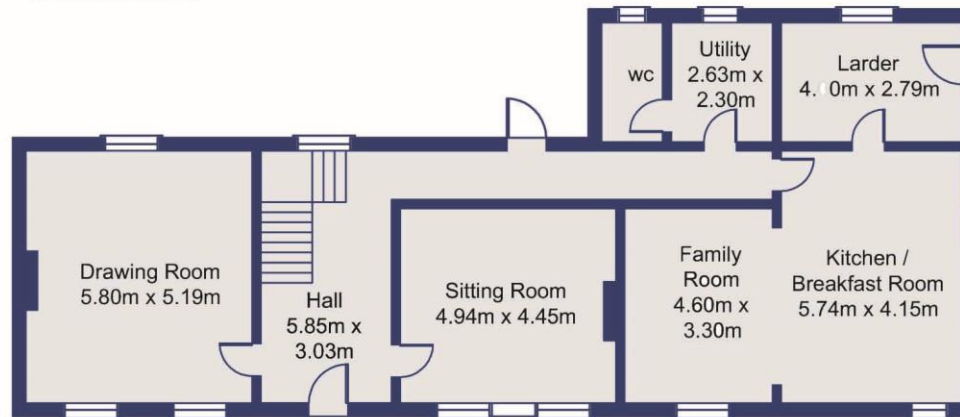


NOT TO SCALE
FOR ILLUSTRATIVE PURPOSES ONLY

GATE LODGE



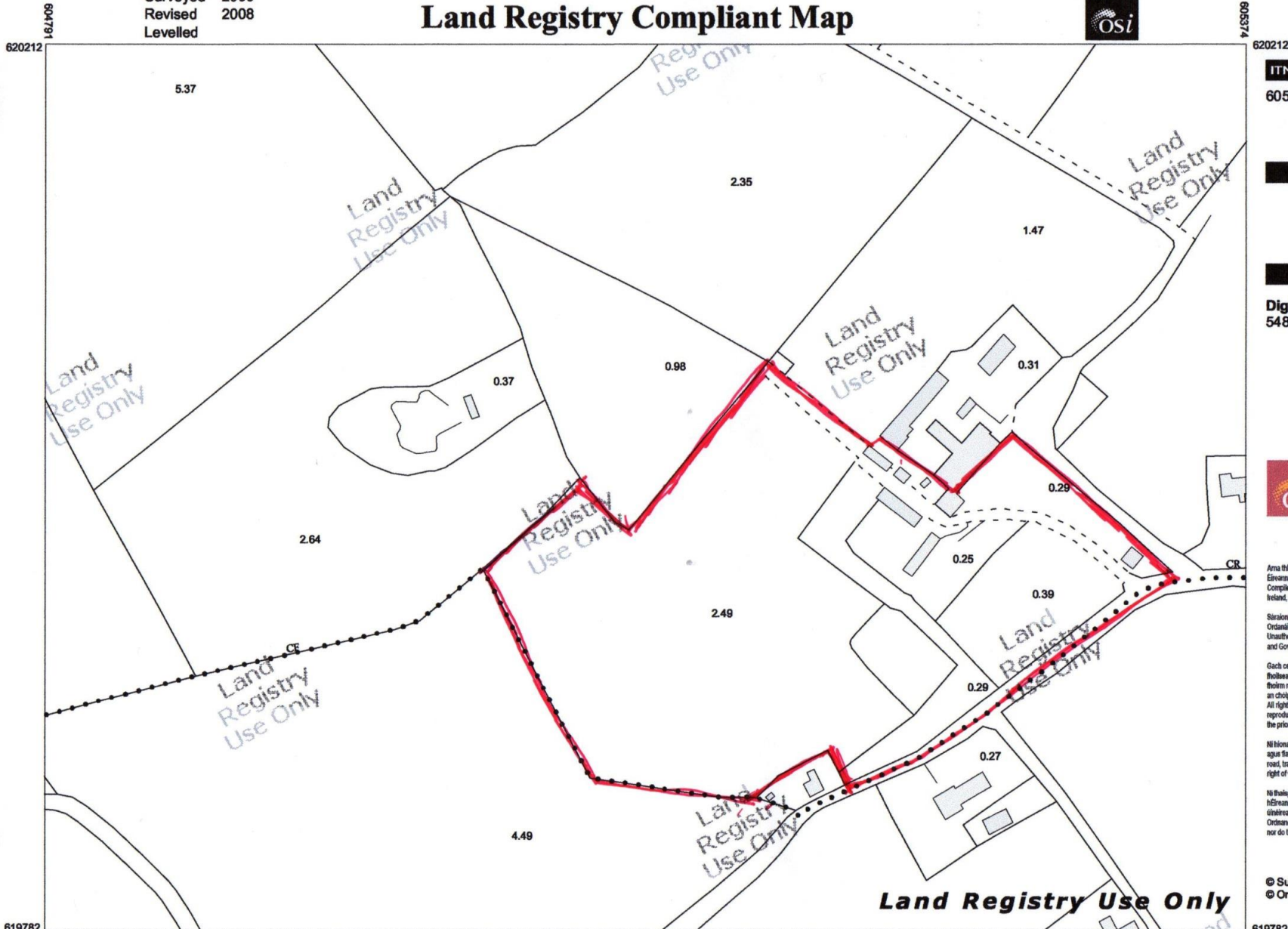
FIRST FLOOR



GROUND FLOOR

Surveyed 2000
Revised 2008
Levelled

Land Registry Compliant Map



604791 620212 605374

ITM CENTRE PT COORDS
605082,619997

DESCRIPTION

MAP SHEETS

Digital Map
5487



Arna thionsáil agus arna thobúil ag Suirbhéireacht Ordnáis Éireann, Fáilic an Fhionnuisce, Baile Átha Cliath 8, Éire.
Compiled and published by Ordnance Survey Ireland, Phoenix Park, Dublin 8, Ireland.

Straoimne atáirgeadh neamhdarálaithe cóipeacht Suirbhéireacht Ordnáis Éireann agus Rialtas na hÉireann.
Unauthorized reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright.

Gach cead ar coimeadh. Ní ceadúntach aon chuid den fhéileacán seo a chóipeáil, a atáirgeadh nó a thraschar in aon fhoirm nua ar aon bhealach gan cead i scríbháin roimh ná ó dhéileáir an chóipeáil.

All rights reserved. No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owners.

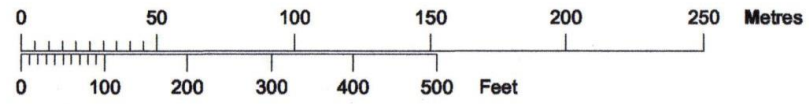
Ní hionann boltair, bealach nó cosán a bhíonn ar an léarscáil seo agus fianaise ar chad eile. The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

Ní bfuilteann léarscáil de chuid Ordnáis Suirbhéireacht na hÉireann teorann phointí dea-thuill de mháoin rianáil, ná léarscáil de ghineálle thúscláir.
Ordnance Survey maps never show legal property boundaries, nor do they show ownership of physical features.

© Suirbhéireacht Ordnáis Éireann, 2012
© Ordnance Survey Ireland, 2012

619782 604791 605374

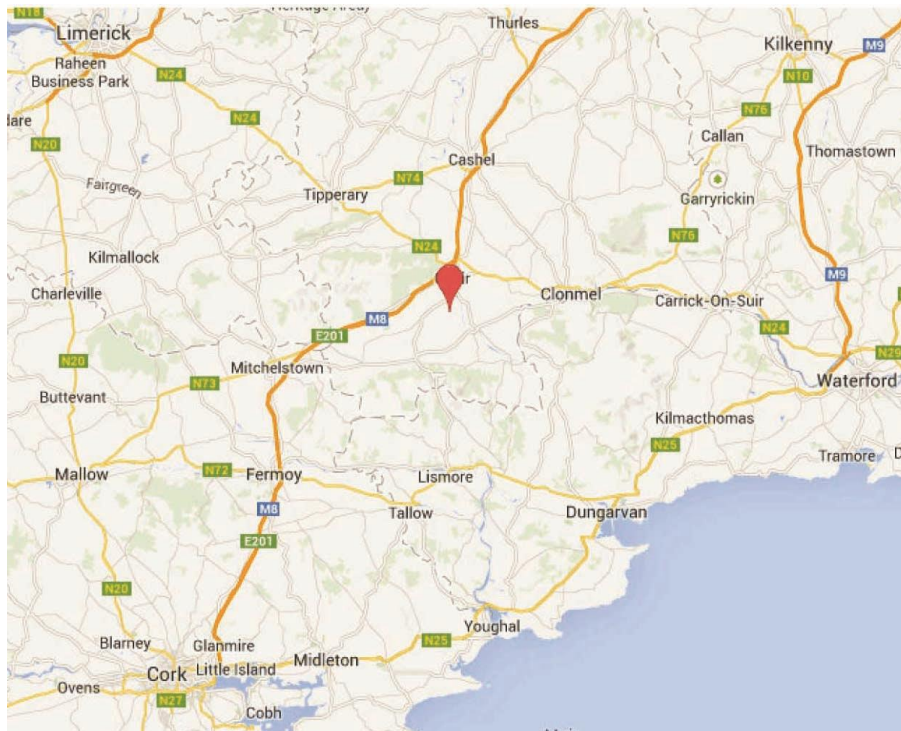
Scale:- 1:2,500
Scála:- 1:2,500



Plot Ref. No. 19629210_1_1
Plot Date 28-NOV-2012



Land Registry Use Only



These particulars are for guidance only and do not form part of any contract. Whilst care has been taken in their preparation we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through this firm.

Shelley & Purcell and the Vendor/Lessor give notice that:

- These particulars do not constitute nor constitute any part of an offer or a contract.
- All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor.
- None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
- The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misdeception shall be a ground for a claim for compensation nor for the rescission of the Contract by either the Vendor/Lessor or the Purchaser/Tenant.
- Neither the Vendor/Lessor nor Shelley & Purcell nor any person in their employment has any authority to make or give any representation or warranty in relation to the property.



SHELLEY & PURCELL
Estate Agents, Auctioneers & Valuers

19 New St, Carrick-on-Suir, Co. Tipperary
Tel: 051 649992 Fax: 051 642220
Email: jthorpe@shelleyandpurcell.com

MICHAEL H. DANIELS & CO.
Buying Agents, Auctioneers, Estate Agents Valuers

East Grange, Fermoy, County Cork
Tel + 353 (0)25 31023 Fax +353 (0)25 31023
Email: mhdanielsandco@eircom.net



myhome.ie