



Burntwood House, Clieveragh, Listowel, Co. Kerry, Listowel, V31AP04, Kerry

****UNDER OFFER**** An enchanting and gracious country home exuding charm and period character, occupying 4.92 Ha (12.17 Acres) of farm land and extensive farmyard. The feature curved wall entrance with eagle topped piers set the seen as you approach Burntwood House along a mature tree lined avenue with paddocks on either side. The imposing two-storey house occupies an elevated and central site, set back from the public road overlooking a large grazing paddock in front of the residence with an orchard and side garden adjoining.

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BASE INFORMATION:

Bed	: 10
Bath	: 8

floor - external access only. Half Landing 2.8m x 2.0m Fitted carpet. Family Bathroom 2.4m x 1.8m Vinyl flooring, bath, toilet and whb. Guest Bedroom 6 4.6m x 3.4m Fitted carpet, built-in wardrobe, fitted sink and vanity - gable window. First Floor Landing 6.5m x 2.3m Fitted carpet, linen press and attic hatch. Toilet 2.3m x 1.0m WC and whb. Guest Bedroom 1 4.5m x 4.6m Fitted carpet, built-in wardrobe and gable window. Ensuite with vinyl flooring, tiled walls, shower, wc and whb. Guest Bedroom 2 3.0m x 3.8m Fitted carpet, built-in wardrobe, fitted sink and vanity unit and gable window. Guest Bedroom 3 3.4m x 4.0m Dual aspect bedroom with fitted carpet, built-in wardrobe and fitted sink. Ensuite with vinyl flooring, tiled walls, shower and wc. Guest Bedroom 4 5.0m x 4.6m Dual aspect bedroom with fitted carpet, built-in wardrobe and fitted sink. Ensuite with vinyl flooring, tiled walls, wc and shower. Guest Bedroom 5 4.0m x 4.6m Fitted carpet, built-in wardrobe and gable window. Ensuite with vinyl flooring, tiled walls, wc, whb and shower. Second Floor Half Landing Toilet & WC 2.4m x 1.2m Externally Boiler House & Store 3.6m x 1.9m Grant Vortex boiler. Outside WC & WHB 2.7m x 1.8m Lean-to Storage 11.5m x 7.5m Block built storage shed with galvanised clad roof and sliding vehicle access doors. Concrete Rear Yard Large concrete rear yard with pedestrian access to side garden and orchard. Round Roof Lock-up 5.0m x 13.0m Block built lock-up garage and workshop with galvanized steel roof and steel doors with vehicle access. Lean-to Workshop 18.0m x 6.5m Block built lean-to workshop with galvanised cladding, pedestrian and vehicle access with private office incorporated. Shed 24.5m x 5.0m 5 Bay round roof hay/storage/fuel shed. Lean-to 14.0m x 6.5m Lean-to open bay stores and lock-up offices. Concrete Silage Yard Extensive concrete silage yard/storage, cattle crush and parking yard with independent gated vehicle access from secondary public link road. 4 Bay Machinery Shed 19.0m x 9.0m Purpose built 4 bay steel A framed construction, block built side walls and side/roof panelling. 4 Bay Slatted Unit 23.0m x 12.5m 4 bay purpose built A frame slatted unit with central feed barrier, dual vehicle access. 4 bay slatted unit divided into 8 pins with asbestos pitched roof. 3 Bay Machinery Shed 15.5m x 17.0m Purpose built 3 bay steel A framed construction machinery/hay shed with vehicle access. 5.5m to ridge and 4.3m to eaves. 3 Bay Slatted Unit 18.0m x 15.5m 3 bay purpose built A framed slatted unit with central feed passage, vehicle access and asbestos pitched roof. 3 bay slatted unit divided into 6 bays - external agitating points available.

MORE INFORMATION

BER Rating

BER Rating : E2 BER Number : [116418872](#) BER Energy Performance Indicator: : [361.78](#)