



**Busherstown House,**  
Moneygall, Co. Offaly  
On c.10 acres (4.04 ha)



# Busherstown House,

Moneygall, Co. Offaly

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For Sale by Private Treaty

## *Magical Castellated Georgian residence*

**Main House • Entrance Hall • Inner Hall • Ante Room • Drawing Room • Dining Room • Kitchen/Breakfast Room • Wine Cellar  
Washrooms • 9 Bedrooms • 4 Bathrooms and various Storage Rooms**

**Coach House • Entrance Hall • Sitting Room/Dining Room/Kitchen • 3 Bedrooms • 2 Bathrooms • Office and a Cloakroom  
Two Storey Studio • Large Reception Room, Catering Kitchen, and Cloakroom Facilities**

**Walled Garden • Stables • Stone Courtyard • Tennis Court • Landscaped Gardens • Specimen Trees • 2 Paddocks in grass**

*Moneygall 3.5km • Roscrea 12.4km • Dublin City and International Airport 150km • Limerick 62km • Shannon International Airport 86km*

### Description

Busherstown House is a superb country house and a charming family home approached via an impressive tree lined avenue in a parkland setting with lovely mature woodland and gardens. Surrounding the house is a courtyard, walled garden, large two storey studio a fantastic converted coach house and stabling all sitting on ten acres in the heart of the countryside.

Busherstown House is a three-bay two storey castellated Georgian house dating back to 1815 built on the site of an O'Carroll castle. The eclectic character of the residence is owed to the fact that it was constructed in various phases, the most notable of which resulted in the addition of its fine nineteenth century gothic revival frontage with terminating towers and a crenelated parapet. It was originally the family seat of the Minchin family.

Busherstown is approached through an impressive stone entrance via a long winding tree lined avenue that leads to the front of the house and on through to the courtyard. There is also a rear farm entrance from the road. The main house consists of exquisite reception rooms, large bedrooms, which are all bright well-proportioned rooms. Throughout the house there are fine features such as the ornate cornicing, centre roses, original fireplaces, symmetrical sash windows with tooled stone sills and a wonderful gothic fan above the front door. The bellcote cut stone courtyard is entered through a carriage arch into a central yard



containing a recently renovated loft style coach house, a two storey studio, stabling and various outbuildings. The informal gardens are laid out with extensive lawns, a walled garden, herbaceous borders and pathways protected by mature lime trees.

### Amenities and location

The house is very well located about 1km from the Dublin to Limerick M7 motorway. Moneygall Village is 3.5km from the property for all ones local needs including a local primary school. The thriving market towns of Nenagh and Roscrea are 19km and 12.4km both with shopping centres, shops, bars restaurants and secondary schools. Motorway, driving time to Dublin is about 1.30 minutes and 30 minutes to Limerick City and about 45 minutes to Shannon International Airport. There are number of daily trains and buses to Dublin and Limerick from Roscrea.

Villiers, Glenstall Abbey and the Ursuline are excellent secondary schools close by. Busherstown is in easy reach of the famous Lough Derg which forms part of the renowned River Shannon systems and is a hub for sailing and cruising. There are good golf courses at Nenagh and Roscrea. For the keen huntsman there is North Tipperary, Golden vale, and Ormand all within boxing distance. There are several racecourses at Limerick, Limerick Junction, Clonmel, Thurles and Gowran all under an hour's drive.



## Outside

### **Coach House/Belfry**

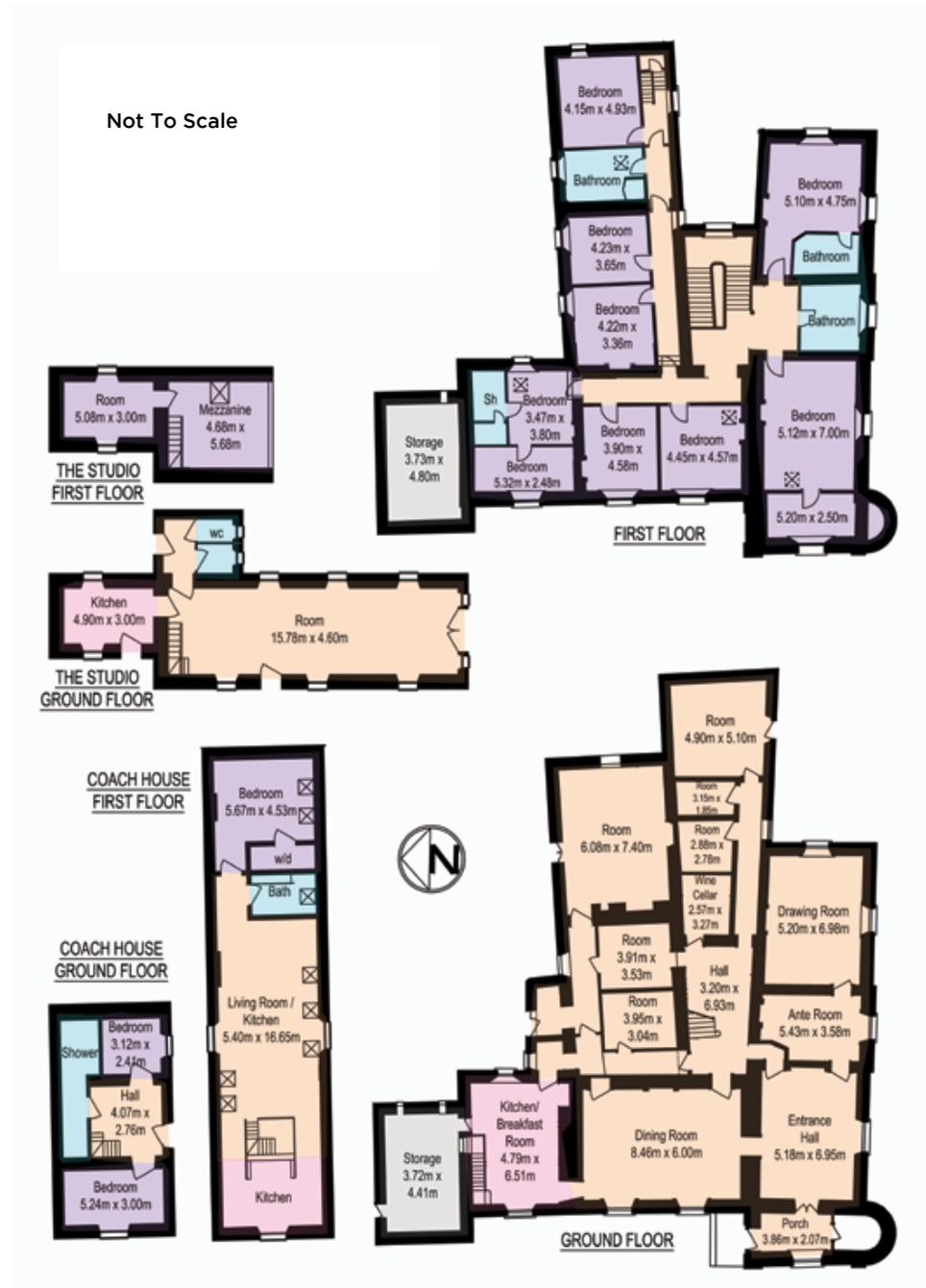
A wonderfully converted coach house with entrance hall, open plan sitting room/dining room/kitchen, 3 bedrooms, 2 bathrooms, office and cloakroom. There is a very stylish New York style loft apartment with all the modern facilities in the old style with a cosy stove and has full central heating.

Two storey Studio c.1,400 square feet recently refurbished comprising a large reception room, catering kitchen, and cloakroom facilities.

### **The Grounds**

The house and yard sits on c.10 acres. The grounds include two fenced grass paddocks, gardens, stone courtyard, stable yard; various outhouses, a walled garden and a new hard-core tennis court. A front avenue and rear farm entrance from the road. All this with lovely views of the stunning countryside in a great location on the Tipperary/Offaly border.





Reception Room/ Living and Circulation Areas    Kitchen    Bathroom    Bedrooms    Storage



**Important Notice**

Ganly Walters for themselves and for the Vendors of this property whose agents they are given notice that: Receipt of these particulars implies an obligation to conduct all negotiations through this company only. The contents shall not be construed to form that basis of any contract. Whilst every care is taken in their preparation, the company will not hold themselves responsible for any inaccuracies contained therein. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, let or withdrawn.



**Service**

OFCH recently installed, septic tank, mains water, ESB.

Busherstown House and its curtilage are listed under the Protected Structures within the Offaly County Development Plan. The property has recently undergone a restoration programme to include a new heating system, restored sash windows, plumbing, wiring and alarm.

**Directions**

From Dublin proceed along (M7) Dublin to Limerick motorway. Take exit signed Moneygall. When you reach the old N7 Road take a right. The property is the third on the right entered through stone pillars.

From Limerick proceed along (M7) towards Dublin, take the exit for Moneygall and continue as above.

**Viewing**

Strictly by appointment.

**BER Rating**

**BER EXEMPT**

