



## Stunning 4 Bed Home With Public Bar For Sale In O'callaghans mills Co. Clare



### Info Agente

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Property Type:	Apartments
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### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 452,662.13

### Ubicación

País:	Irlanda
Estado/Región/Provincia:	Munster
Dirección:	Iragh
Código postal:	V94FX78
Publicado:	04/06/2025

### Descripción:

Stunning 4 Bed Home With Public Bar For Sale In O'callaghans mills Co. Clare Ireland

Esales Property ID: es5554639

### Property Location

Iragh

O'callaghans mills

Co. Clare

Ireland

V94FX78



BER: C1

## Property Details

Nestled in the heart of the picturesque Irish countryside, yet boasting a prominent street presence, an exceptional and truly unique property awaits its next discerning owner. Located in the charming village of O'Callaghan's Mills, County Clare (V94FX78), this offering is far more than just a home; it presents a rare opportunity to acquire a spacious, fully furnished single-story residence seamlessly integrated with a vibrant, licensed public bar. Priced at €389,000, this dual-purpose property offers an unparalleled blend of comfortable rural living and a ready-to-operate business venture, making it an ideal acquisition for those seeking a distinctive lifestyle or a strategic investment in Ireland's thriving community and tourism sectors.

### The Residential Sanctuary: A Home of Comfort and Charm

The residential component of this unique offering is a generously proportioned single-story house, spanning an impressive 148 square meters. Designed for ease of living and accessibility, its single-level layout ensures convenience and comfort for all ages. The house is presented in an immaculate condition, offered fully furnished with all essential appliances and fittings, requiring only the removal of some personal items by the current owners. This 'turn-key' readiness means the new occupants can settle in immediately, without the immediate burden of furnishing or fitting out their new home.

Upon entering, one discovers a thoughtfully laid out interior comprising a total of eight distinct rooms. This generous allocation of space allows for flexible living arrangements and ample room for a family or guests. The sleeping quarters are particularly well-appointed, featuring three comfortable double bedrooms and an additional single bedroom, offering versatile accommodation options. Each bedroom provides a peaceful retreat, designed to maximize natural light and offer views of either the tranquil countryside or the village street. The house includes one well-maintained bathroom, equipped with all necessary fixtures and offering a functional and clean space for daily routines.

Beyond the bedrooms and bathroom, the remaining rooms in the house likely include a welcoming living area, a spacious kitchen, and a dedicated dining space, perhaps complemented by a utility room or a cozy snug. The interior design, while personal to the current owners, is likely to be a harmonious blend of traditional Irish warmth and modern practicality, offering a comfortable and inviting atmosphere. The residential section benefits from its own distinct entrance, ensuring privacy and separation from the commercial operations of the bar, providing a true sanctuary after a busy day. The views from the residential windows encompass both the gentle activity of the village street and the serene, rolling landscapes of the surrounding County Clare countryside, offering a constant connection to the beauty of rural Ireland.

### The Commercial Heart: A Licensed Public Bar Awaiting Revival

Attached to the residential dwelling, and forming the very essence of this property's unique appeal, is a substantial 114-square-meter public licensed bar. This is not merely a space; it is a fully operational,



licensed establishment, ready for its next chapter. The 'licensed' status is a crucial advantage, meaning the complex and often lengthy process of obtaining a publican's license is already complete, allowing for immediate business commencement upon transfer of ownership.

The bar itself embodies the quintessential charm of an Irish pub. One can envision a traditional counter, well-worn and inviting, serving as the focal point. The layout likely includes various seating areas – perhaps cozy snugs for intimate conversations, larger tables for groups, and comfortable stools at the bar – all designed to foster a convivial atmosphere. While specific details on internal fit-out are not provided, a traditional Irish pub would typically feature classic decor, perhaps including dark wood finishes, a fireplace, and memorabilia that tell a local story. The 114 sq/m footprint suggests ample space for a main bar area, customer restrooms, and potentially a small back-of-house area for storage or basic food preparation, depending on the vision of the new owner.

The potential for this bar is immense. It stands as a ready-made community hub, a place where locals can gather, share stories, and enjoy a pint. For an entrepreneurial owner, it represents a fantastic opportunity to tap into the vibrant local community of O'Callaghan's Mills and the wider County Clare. Beyond local patronage, County Clare is a significant tourist destination, renowned for its natural beauty and traditional Irish culture. The bar could serve as an authentic Irish experience for visitors exploring the region, offering traditional music nights, themed events, or simply a warm welcome and a cold drink. The dual nature of the property allows for a lifestyle business, where the owner can live on-site, minimizing commute and maximizing convenience, truly integrating their life with their livelihood.

#### Investment and Lifestyle Potential

At an asking price of €389,000, this property represents a compelling investment opportunity. The value proposition lies not only in the spacious residential dwelling but, more significantly, in the attached, licensed public bar. For an aspiring entrepreneur, this is a chance to acquire a ready-made business without the initial capital outlay and regulatory hurdles of setting up a new licensed premises. The ability to live on-site offers unparalleled convenience, eliminating commute times and allowing for a seamless integration of work and home life.

The property could appeal to a diverse range of buyers:

- \* **Lifestyle Entrepreneurs:** Individuals or families looking to escape urban life and embrace a community-focused business in a beautiful rural setting.
- \* **Hospitality Professionals:** Experienced publicans or restaurateurs seeking a new venture with established infrastructure.
- \* **Investors:** Those looking for a unique asset that combines residential value with commercial income potential.
- \* **Community-Minded Individuals:** Someone passionate about becoming a central figure in a local village, providing a vital social hub.

The potential for income generation from the bar, coupled with the comfortable residential living, offers a unique work-life balance. The property's location in a popular tourist region also provides avenues for growth beyond local trade, catering to visitors seeking an authentic Irish experience. While the residential



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and commercial aspects are currently attached, there may be future potential (subject to planning permission) for further separation or diversification of the business, such as offering accommodation or a small food service.

This property is more than just bricks and mortar; it's an opportunity to embrace a distinctive lifestyle and become an integral part of a vibrant Irish community. It offers the chance to live where you work, connect with locals and tourists alike, and build a thriving business in a truly beautiful part of the world. For those ready to take on such a unique and rewarding venture, this house with its attached public bar in O'Callaghan's Mills presents an unmissable prospect.

## About the Area

Location: O'Callaghan's Mills, County Clare, Ireland

The property's location in O'Callaghan's Mills, County Clare, is a significant draw. O'Callaghan's Mills is a charming village, embodying the essence of rural Irish community life. It offers a peaceful and friendly environment, often characterized by strong community spirit and local amenities that cater to daily needs, such as local shops, a post office, and a church. Living here provides a tranquil escape from the hustle and bustle of larger towns, while still offering essential services within easy reach.

County Clare itself is one of Ireland's most celebrated counties, famous for its breathtaking natural landscapes and vibrant cultural scene. It is home to iconic landmarks such as the majestic Cliffs of Moher, a UNESCO Global Geopark, which attracts millions of tourists annually. The unique lunar-like landscape of The Burren, with its rich archaeological sites and diverse flora, is another jewel in Clare's crown. The county is also a heartland of traditional Irish music, with lively sessions often found in local pubs, creating a rich cultural tapestry.

For outdoor enthusiasts, County Clare offers a plethora of activities. Its extensive coastline provides opportunities for surfing, swimming, and scenic walks. The numerous lakes and rivers, including the renowned River Shannon, make it a prime destination for fishing. Hiking, cycling, and exploring historical sites are also popular pursuits. The property's location allows residents to enjoy the peace of the countryside while being within a reasonable driving distance of larger towns like Ennis (the county town) for more extensive shopping, services, and transport links. The 'Street and countryside views' mentioned in the description truly capture the dual aspect of this location, offering both a connection to the village's pulse and the serene beauty of the surrounding natural environment.

## MAiN FEATURES:

- \* 262m<sup>2</sup> of living space
- \* 500m<sup>2</sup> plot
- \* 4 Bedrooms
- \* 1 Bathroom
- \* Stunning Views
- \* Private Parking
- \* Private Garden



- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Ireland
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Común

Dormitorios:	4
Baños:	1
Pies cuadrados terminados:	262 m2

## Rental details

Furnished:	Sí
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.987.228
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