



## Springhill Lodge 3 Bed House For Sale In Ballycorrigan, Ballina, Co Tipperary Ireland



### Ügynök információ

Név:	Niall Madden
Cégnév:	Esales Property Limited
Ország:	United Kingdom
Experience since:	2002
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English
Weboldal:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 715,827.74

### Elhelyezkedés

Ország:	Ireland
Állam/Régió/Tartomány:	Munster
Irányítószám:	V94 XT1D
Feladta:	2025. 11. 24.

Leírás:

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Esales Property ID: es5554882

Springhill Lodge, Ballycorrigan, Ballina, Co Tipperary. V94XT1D

BER: B3

Exceptional Detached Residence with Equestrian Amenities near Killaloe/Ballina

Presented by Clare Tipp Properties, this superb detached residence offers a rare combination of spacious family living and desirable equestrian amenities, all set on a mature 0.75-acre site. Located just a five-minute drive from the vibrant twin villages of Killaloe and Ballina, the property provides immediate access to a wealth of local amenities, including excellent schools, activities on Lough Derg, and various restaurants and pubs. Its location is highly convenient for commuters, situated only a ten-minute drive from the M7 motorway and approximately twenty-five minutes from Limerick City Centre. This home, constructed in 1999/2000 and totalling \$255 \text{ } \text{sqm} (2,745 \text{ } \text{sqft})\$ of floor area, is presented



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in excellent decorative condition and invites offers in excess of €610,000.

## Elegant and Spacious Interior Layout

The dwelling is designed for comfort and natural light, boasting ample spacious reception rooms. The welcoming Entrance Hall features a tiled floor, a part-glazed teak front door, and a decorative cast iron fireplace, complemented by a stained glass side window. The Sitting Room (6 m × 4 m) is a highlight, featuring a vaulted, panelled ceiling with recessed lighting, a charming bay window with built-in seating, and a feature floor-to-ceiling chimney with a cosy solid fuel stove. Double doors open to the elegant Dining Room (4.2 m × 3 m), which features solid wooden oak flooring, a 3 m high vaulted ceiling, and double glazed doors leading to the Sunroom. The Kitchen (4.4 m × 3.6 m) is well-equipped with base and eye-level units, a Leisure 5-ring gas cooker with an electric oven/grill, and a built-in storage unit in the bay window. Further practical spaces include a Utility Room (3 m × 2.15 m) and a fully shelved, tiled Walk-in Hot Press off the main hallway.

## Flexible Accommodation and Annex Potential

The property offers versatile living arrangements, including a luxurious Master Suite and multiple functional spaces. The Master Bedroom (4.4 m × 4.3 m) is a spacious retreat with a front aspect bay window (including a built-in seat), carpet flooring, wall lighting, and a fully shelved and railed walk-in wardrobe. Its large En-Suite (3.2 m × 3 m) is fully tiled and features a double-sized shower with a rainfall head off the mains. The ground floor includes a second Double Bedroom (3.8 m × 3.6 m) with a built-in folding bed and an en-suite (3.15 m × 0.9 m). The layout includes an Optional Bedroom 3/Reception Room (4.85 m × 3.06 m) with tiled flooring and a solid fuel stove, which provides access to the Attic Storage Room (6.7 m × 5.2 m) via a dedicated staircase. This spacious attic room, complete with built-in wardrobes, storage, and an En-Suite (2 m × 2.1 m), offers significant potential. A separate Back Kitchen (3.6 m × 3 m) off the rear garden provides additional flexible utility space.

## Superior External Features and Grounds

The outside areas are equally impressive, providing both recreational space and necessary infrastructure. The property is accessed via a gated, tarmac driveway with limestone piers, ample parking to the front and side, and outdoor lighting. The large, mature gardens are primarily laid to lawn and feature various trees (including a Monkey Puzzle tree), shrubs, hedging, and a charming fairy garden. A fantastic Sunroom (6.1 m × 5.1 m), with a vaulted panelled ceiling and tiled floor, opens via sliding doors to a south-facing, raised patio area. This tiled patio, complete with numerous flower beds and outdoor sockets, forms an ideal suntrap for entertaining and overlooks a small fish pond. Equestrian enthusiasts will appreciate the excellent facilities, which include a large Shed (11.1 m × 4.5 m, total 50 sqm) with concrete flooring and three distinct stores, positioned directly in front of the Sand Arena. Additionally, the property features an attached Garage/Annex (4.3 m × 3.6 m, total 18 sqm), which is currently configured with a kitchenette, folding bed, and a plumbed Guest WC/Shower, offering potential as an independent living space.



## Construction, Services, and Location

The home benefits from a host of modern services and high-quality construction features. Heating is provided by a Gas Fired Central Heating system, supplemented by two solid fuel stoves. The property uses a Private Well for water and a Septic Tank for drainage. All windows are double-glazed, and the property is fitted with Solar Panels, contributing to its overall energy efficiency (BER number 113004964). With its dual-aspect appeal—combining accessible country living with quality infrastructure—this residence truly needs to be viewed to be fully appreciated. Its close proximity to the M7 motorway, Limerick City Centre, and the schools of Ballina/Killaloe makes it an outstanding choice for a family seeking space, quality, and convenience.

## About the Area

Ballycorrigan is a picturesque townland situated in the north of County Tipperary, Ireland, forming part of the popular residential area centred around the twin villages of Ballina and Killaloe. Located on the eastern bank of the River Shannon, Ballycorrigan benefits immensely from its proximity to Lough Derg, one of Ireland's largest and most beautiful lakes. The landscape is typical of the Irish midlands, featuring rolling hills and green pastures, offering residents beautiful views, often stretching towards the Clare hills across the water. This peaceful rural setting provides an ideal escape from urban life while remaining highly connected to necessary services and recreational activities.

The primary amenity hub for Ballycorrigan is the celebrated pair of villages, Ballina (Co. Tipperary) and Killaloe (Co. Clare), which are linked by a historic 13-arch bridge over the River Shannon. These villages are steeped in history, most notably as the former capital of Ireland under Brian Ború. Today, they form a vibrant centre renowned for its watersports, sailing, fishing, and boating activities on Lough Derg. Ballina and Killaloe offer a wide array of excellent local amenities, including primary and secondary schools, shops, restaurants, and pubs, ensuring that residents of Ballycorrigan enjoy a balance of tranquil country living with dynamic community engagement and convenience.

Ballycorrigan's location is strategically advantageous for both regional travel and accessing Ireland's natural attractions. It serves as a gateway to exploring the mid-west region, with major cultural and economic centres easily accessible. The area is within a convenient driving distance of Limerick City Centre, a key commercial and educational hub, and enjoys rapid connection to the national road network via the nearby M7 motorway. Furthermore, the surrounding region offers immense recreational value, with numerous local walking trails, cycling routes, and the scenic beauty of the Arra Mountains nearby.

For international travel, Ballycorrigan is well-served by a major regional hub. The nearest major airport is Shannon Airport (SNN), located approximately 50 to 60 kilometres away. A drive to Shannon Airport typically takes around 45 minutes to an hour, making European and trans-Atlantic travel straightforward. While Dublin Airport (DUB) is farther, its extensive network makes it a viable, albeit longer, alternative. The accessibility offered by Shannon Airport enhances the appeal of Ballycorrigan for overseas buyers or for those who require frequent air travel.

## MAIN FEATURES:



- \* 255m<sup>2</sup> of living space
- \* 3035m<sup>2</sup> plot ( 0.75 acres)
- \* 3 Bedrooms
- \* 4 Bathrooms ( 3 En Suite )
- \* 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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## Gyakori

Hálósobák:	3
Fürdőszobák:	4
Kész négyzetméter:	255 nm
Telekméret:	3035 nm

## Utility details

Heating:	Yes
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.937.748

