



## Derrymore Glen: An Architectural 350 m<sup>2</sup> Masterpiece on a 30-Acre Estate Panoramic Views



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### Listing details

Property for: Sale  
 Price: USD 2,205,348.83

#### Location

Country: Ireland  
 State/Region/Province: Munster  
 ZIP code: V94 4X23  
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#### Description:

Derrymore Glen: An Architectural 350 m2 Masterpiece on a 30-Acre Estate with Panoramic Views

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Derrymore Glen: An Architectural 350 m2 Masterpiece on a 30-Acre Private Estate with Panoramic Views

Rarely does a property emerge that so effortlessly bridges the gap between raw natural beauty and sophisticated modern living. Derrymore Glen is not merely a residence; it is a sprawling 30-acre (121,000 sq m) elevated estate that commands one of the most breathtaking vantage points in the Mid-West of Ireland. Offering uninterrupted, panoramic vistas that sweep across County Clare, County Tipperary, and the skyline of Limerick City, this freehold estate represents the pinnacle of private country living.

The Residence: Contemporary Elegance Meets Rural Majesty



At the heart of this vast estate lies an exceptional contemporary home extending to approximately 350 square metres. Designed with a keen eye for light, space, and the surrounding landscape, the residence embraces an open-plan philosophy that brings the outdoors in. Large-scale glazing serves as a living frame for the rolling farmland and mountain ranges beyond, ensuring that every room is bathed in natural light and anchored by spectacular scenery.

The interior is a masterclass in modern comfort, providing a sanctuary of quiet luxury. Whether hosting grand gatherings in the expansive living areas or retreating to the intimate corners of the home, the sense of scale is consistently matched by a feeling of warmth. The property's elevated position ensures that your privacy is absolute, with no overlooking neighbors—only the vast Irish sky and the green expanses of your own private domain.

### A Living Landscape: The Estate Grounds

Derrymore Glen is a property that must be walked to be truly understood. The 30 acres of rolling farmland are currently home to a resident boutique herd of Irish Dexter cattle, lending an authentic and charming character to the estate. The land is meticulously managed, featuring:

- \* Natural Wonders: A flowing freshwater glen and enchanting woodland paths wind through the property, creating a peaceful sanctuary for wildlife, wildflowers, and quiet reflection.
- \* Agricultural Infrastructure: The estate is fully equipped for rural life, featuring extensive outbuildings, workshops, and secure storage for machinery. Dedicated cattle pens and professional-grade facilities are all enclosed by a high-specification electric perimeter fence.
- \* The Summit: Uniquely, the estate includes appurtenant commonage lands located at the summit of nearby Gallows Hill, further extending the sense of space and providing a private 'top of the world' experience.

The approach to the property sets a magical tone; accessed via a traditional and picturesque Irish breen and secured by automated security gates, the transition from the modern world to this private glen is instantaneous and profound.

### Professional Continuity: The Modern Home Office

Recognizing the needs of the modern global citizen, Derrymore Glen features a high-specification, spacious home office complex. This dedicated wing is designed to accommodate a team of five desks and includes a separate, private meeting room.

Connectivity is never an issue, as the estate is powered by high-speed Starlink Wi-Fi, ensuring seamless video conferencing, large-scale data transfers, and reliable remote working. Here, you can lead a global enterprise from the quietude of a freshwater glen, enjoying a professional environment that rivals any city-center executive suite.

### Location & Connectivity: The Best of All Worlds

While the estate offers total seclusion, it is strategically positioned to ensure you are never isolated.



Derrymore Glen boasts a 'best-of-both-worlds' location that is increasingly rare in the luxury market:

\* Limerick City (7 Minutes): Ireland's third-largest city is just a short drive away, offering vibrant Michelin-standard restaurants, luxury shopping, and a rich cultural scene.

\* Global Access (15 Minutes): Shannon International Airport is a mere quarter-hour drive, providing direct transatlantic flights to the US and frequent connections to London and mainland Europe.

\* Academic Excellence: The University of Limerick, world-renowned for its research and sports facilities, is within easy commuting distance.

## Adventure and Culture at Your Doorstep

The surrounding region is a playground for leisure and sport. Within 20 minutes, you can reach the historic village of Adare, home to the iconic Adare Manor and the prestigious host of the 2027 Ryder Cup. For those drawn to the water, the lakeside town of Killaloe on the shores of Lough Derg offers elite boating, sailing, and hiking trails.

For lovers of the wild, a 45-minute drive places you on the Wild Atlantic Way. Here, the golden beaches of Clare offer world-class surfing and sea fishing, while the architectural wonders of the Cliffs of Moher and the limestone moonscape of The Burren National Park provide endless opportunities for exploration.

## A Smart Acquisition

Derrymore Glen is more than a home; it is a secure asset in a region experiencing significant international investment. With its combination of a massive 30-acre land bank, a high-spec contemporary residence, and proximity to an international airport, it represents a multifaceted investment.

Properties of this caliber—offering this specific scale, privacy, and connectivity—seldom come to the open market. Derrymore Glen is a once-in-a-generation opportunity for a discerning purchaser to secure a private kingdom in the heart of Ireland.

## About the Area

Derrymore, County Clare, is a region of profound historical depth and natural beauty, characterized by its 'Big Oakwood' heritage (from the Irish Doire Mór). This area is defined by a patchwork of lush rolling hills, ancient stone walls, and a quiet, pastoral atmosphere that feels worlds away from the bustle of modern life. Historically, it was home to influential landed estates, such as the Derrymore House belonging to the Gore family, whose legacy is still woven into the landscape through the preserved woodland and traditional farmsteads that dot the countryside.

The geography of Derrymore offers a quintessential West of Ireland experience, sitting at the gateway to the dramatic landscapes of the Burren. Residents and visitors are treated to a terrain that shifts from fertile agricultural valleys to the rugged, limestone plateaus that make this part of Clare globally unique. It is a haven for those who appreciate the outdoors, offering a sanctuary of freshwater glens, diverse wildlife, and the kind of 'uninterrupted views' that encompass both the distant peaks of the Galtee Mountains and the shimmering lights of nearby Limerick City.



Cultural life in and around Derrymore is rich with traditional Irish influences. The area is positioned near some of the country's most iconic landmarks, including the medieval majesty of Bunratty Castle and the world-famous Cliffs of Moher. This proximity allows for a lifestyle that balances quiet rurality with world-class leisure, from golfing at championship courses to exploring the vibrant folk music scene in local villages like Quin and O'Callaghan's Mills. It is a place where tradition is not just remembered but actively lived.

Connectivity is a hallmark of this specific pocket of County Clare, making it an ideal location for international residents. Despite its secluded feel, Derrymore is exceptionally accessible, with Shannon International Airport (SNN) serving as the nearest major travel hub. Located just a 15-to-20-minute drive away, the airport provides vital links to North America, the UK, and Europe, ensuring that the tranquility of the Irish countryside remains effortlessly connected to the rest of the world.

## MAIN FEATURES:

- \* 300m<sup>2</sup> of living space
- \* 121000m<sup>2</sup> plot
- \* 4 Bedrooms
- \* 2 Bathrooms
- \* 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

## Accommodation

Derrymore Glen offers a rare combination of scale, privacy, architectural presence, and modern functionality. This is a home that must be experienced in person to fully appreciate the sense of space, light, and tranquillity it provides. Designed for discerning owners and investors alike, every element has been carefully considered to deliver both comfort and flexibility.

The property is heated by a natural gas-powered central heating system with fully zoned controls, allowing precise management of temperature, timing, and automation throughout the home.

## Entrance Hall

5.25 m x 2.5 m

Arrival at Derrymore Glen is immediately impressive. The welcoming entrance hall is flooded with natural light and defined by a striking double-height ceiling of approximately 24 feet, creating a dramatic



first impression. A contemporary Irish oak staircase leads to the first-floor office suite, while the hall flows seamlessly into the main internal corridor (12 m x 1.2 m), providing access to the bedroom and bathroom accommodation.

## Kitchen

5.8 m x 5.2 m

The kitchen is the heart of Derrymore Glen—an expansive, modern, open-plan space designed for both everyday living and entertaining on a grand scale. Light-filled and beautifully proportioned, it effortlessly accommodates family life and memorable social gatherings.

A large oversized island provides casual dining and a natural gathering point, while an adjacent dining area offers a more formal setting. Extensive bespoke cabinetry and a separate walk-in pantry provide exceptional storage capacity, ensuring a clean, uncluttered, and minimalist aesthetic at all times. The walk-in pantry offers generous shelving and concealed storage, ideal for small appliances, dry goods, and additional preparation space.

High-end features include a Quooker instant boiling water tap, integrated hidden dishwashers, and a premium Fisher & Paykel double oven combination offering both conventional and microwave cooking. A five-burner gas hob provides precise control for the most discerning chef.

As a central gathering space within the home, the kitchen is equally suited to quiet family moments or lively evenings spent cooking, dining, and entertaining—an inviting space where conversation flows as naturally as the light that fills it.

## Great Living Room & Dining Area

9.6 m x 4.6 m

The great room is one of the defining features of Derrymore Glen and must be seen to be truly appreciated. Floor-to-ceiling glazing frames breathtaking panoramic views over Limerick City, with the Galtee Mountains rising beyond. By day, the outlook is ever-changing and serene; by night, the city lights shimmer beautifully in the River Shannon valley below.

The double-height ceiling enhances the sense of volume and light, while the open flow between living, dining, and kitchen areas makes this an exceptional space for entertaining on any scale.

A contemporary wood-burning stove—fuelled by windfall timber from the Derrymore Estate—adds warmth and an inviting sense of comfort on winter evenings. French doors open directly onto an expansive lawn, ideal for outdoor dining, recreation, or simply enjoying the long daylight hours of an Irish summer, when dawn arrives before 4am and twilight lingers well past 11pm.

## Master Bedroom Suite



Master Bedroom: 4.0 m x 4.0 m

En-suite: 2.7 m x 2.15 m

Walk-in Wardrobe: 2.7 m x 2.0 m

The master suite is a luxurious private retreat. The bedroom features a dramatic double-height ceiling and expansive glazing, capturing uninterrupted views across Limerick City and towards the Galtee Mountains.

The contemporary en-suite bathroom is finished to an exceptional standard and includes an oversized rainwater shower, creating a calm and indulgent space. A generous walk-in wardrobe offers extensive hanging, shelving, and drawer storage, ensuring everything is beautifully organised and easily accessible.

## Bedroom 2

3.8 m x 3.8 m

This spacious double bedroom enjoys dual-aspect windows overlooking both the panoramic cityscape and the natural glen. It offers a peaceful and restorative environment, complemented by floor-to-ceiling built-in sliding wardrobes designed to maximise light and storage.

## Bedroom 3

3.8 m x 3.8 m

Also dual aspect, Bedroom 3 enjoys views over rolling farmland and the unspoiled glen. The sense of tranquillity is enhanced by regular sightings of local wildlife, including deer, foxes, badgers, birds of prey, stoats, and the resident purebred Dexter cattle herd. Built-in floor-to-ceiling wardrobes provide excellent storage without compromising space or light.

## Bedroom 4

3.8 m x 3.8 m

Bedroom 4 is another generously proportioned room with peaceful farmland views, offering an ideal guest bedroom or family space. As with the other bedrooms, comfort, quiet, and privacy are assured.

## Main Bathroom

3.6 m x 3.6 m

The main bathroom delivers a true spa-like experience, finished in calming, earthy tones. A large oversized Jacuzzi bath—comfortably accommodating two—provides a luxurious space to unwind, while the generous rainwater shower (1.2 m x 1.2 m) completes the feeling of indulgence and relaxation.

## Second Living / Sitting Room



4.7 m x 3.8 m

A more intimate and secluded living space, this second sitting room offers privacy and warmth, complete with a working chimney suitable for an open fire or wood-burning stove. Three feature windows frame the surrounding landscape, creating a cosy yet light-filled retreat with stunning views beyond.

### Office & Meeting Rooms

Main Office Area: 9.6 m x 4.6 m

Meeting Room: 5.0 m x 3.6 m

The first floor has been thoughtfully configured as a world-class home office suite, comfortably accommodating up to five workstations along with storage, whiteboards, and informal seating areas. A separate private meeting room provides an ideal space for confidential discussions.

Natural light floods the office via Velux Cabrio balcony windows to the south, oversized Velux windows to the north, and a large east-facing window overlooking mature larch, ash, and pine trees along the natural glen. In summer, the Cabrio windows open fully to create balcony-style spaces, allowing light and fresh air to flow freely.

This versatile level could easily be reconfigured as a spectacular additional bedroom suite, complete with en-suite, walk-in wardrobe, and private sitting area. The meeting room could similarly serve as a fifth or sixth bedroom. Both areas are supported by extensive walk-in storage.

### Mud Room / Utility

3.9 m x 2.8 m

The mud room and utility at Derrymore Glen is a generously proportioned and highly functional space, thoughtfully designed to support everyday living. Fully fitted with quality cabinetry, extensive storage, and a dedicated sink, it combines practicality with understated style.

Integrated laundry appliances are neatly concealed within the counter area, allowing routine tasks to be completed efficiently while maintaining a clean, uncluttered appearance. With direct access and ample room for outerwear and footwear, this is the ideal space to leave hiking boots and outdoor gear after exploring the surrounding countryside, ensuring the main living areas remain serene and refined.

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### Common

Bedrooms:	4
Bathrooms:	2
Finished sq. ft.:	300 sq m
Lot Size:	121000 sq m



## Utility details

Heating: Yes

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.158.969

