



JOHN P. YOUNGE

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Exceptional Licensed Premises of Character with 5 bedroomed Residence

**CONOR MURTAGH'S LICENSED PREMISES,
MULTYFARNHAM, CO. WESTMEATH.**



FOR SALE by PUBLIC AUCTION, on Wednesday 2nd September at 3.00 p.m.

(Unless previously Sold).

At THE GREVILLE ARMS HOTEL, PEARSE St., MULLINGER, N91X 9RN.

Registered in Ireland No. 125593 PSRA Licence No: 003582 VAT No. 4817727P
John P. Young. FSCSI. FRICS. MCI Arb.

This sale marks the end of an era following the sad passing of renowned Licensed Vintner, Conor Murtagh who passed away in 2024, having purchased the property, almost 40 years ago. His wife Susanne has now retired and made the difficult decision to bring this long-established family business to the market.

Murtagh's occupies a prominent Main Street trading position on the main street of Multyfarnham, an award winning Tidy Towns village situated just 10 minutes from Mullingar easily accessible via a Local Link. Located in an attractive rural setting, close to the scenic shores of Lough Derravaragh. Rich in history, Multyfarnham is the home to the ancient Franciscan Monastery founded in 1268 which later became an Agricultural College and today includes the Portiuncula Nursing Home, cookery school & other facilities. The village also benefits from excellent educational facilities, with St. Cremin's National School & Wilson's Hospital School both located within the community.

A landmark Licensed Premises with an outstanding reputation, Murtagh's has been recognised both locally and nationally for its exceptional standards of hospitality. Most notably, it was crowned Leinster Pub of the Year 2024, adding to a long list of prestigious industry awards earned over the years. The business enjoyed a loyal customer base and an excellent reputation throughout the Midlands and beyond.

In addition to the excellent trading location, the premises are presented to an outstanding standard, being fully furnished, fitted and equipped throughout. The property also includes a spacious and well-appointed private residence comprising five bedrooms, two reception rooms & a sun lounge together with both a domestic kitchen & a fully equipped catering kitchen. To the rear is a generous enclosed garden, complemented by two useful outbuildings, including a dedicated fuel shed and a separate storage shed, completing this superb residential and commercial offering.

ACCOMMODATION: (Licensed Premises):



Views of the Public Bar



Accommodation (The Licensed Premises);

m2 sq. ft.

Porch Entrance Lobby; 2.029m x 1.763m

Public Bar; with Victorian style fireplace

29.94 322

Lounge Bar;

39.74 428

Ladies & Gents Toilets off.

Function Room/VIP Lounge:

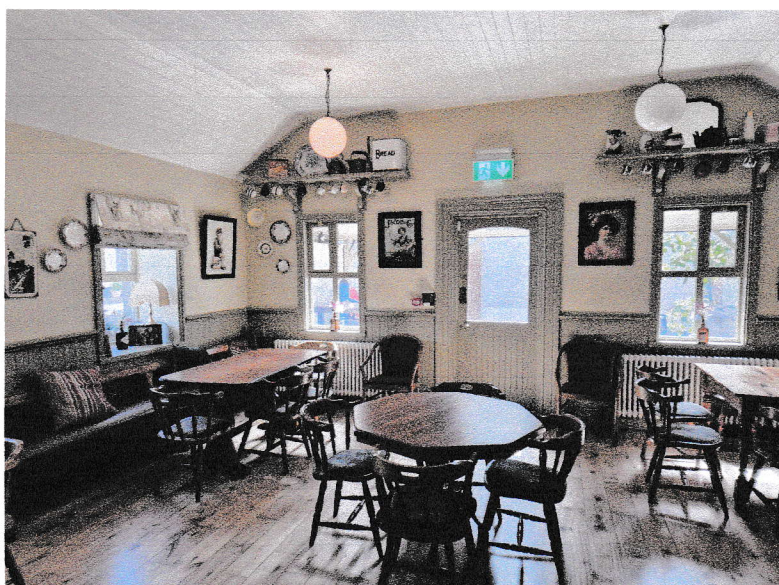
29.97 323

Catering Kitchen;

18.87 203



View of Lounge Bar section.



View of VIP area/Function Room.

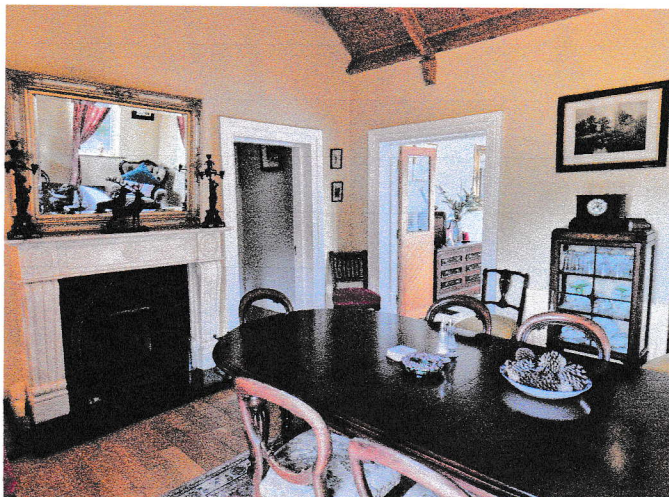
<u>Residential Accommodation;</u>	m2	sq. ft.
Ground Floor:		
Domestic Kitchen;	18.54	200
Living Room;	15.88	215
Sun Room/Conservatory;	15.86	171
'L' shaped Landing with Velux Window; 3.376m x 1.523m + 1.047m x 5.797m.		
Store Room at rear;	21.84	235
En-Suite Bedroom with Velux;	13.07	141
Inner Landing; with 2 Velux windows, 1.970m x 7.094m		
Bathroom with bath, w.c. w.b.		
Front Bedroom;	11.92	128
Front Bedroom;	12.45	134
Front Bedroom;	14.04	151
En-Suite Master Bedroom; Velux window.	18.08	195



View of Domestic Kitchen



View of Livingroom



View of Dining Room



View of Conservatory/Sun lounge





Views of some of the Bedrooms



View of Residence exterior



View of Smoking Patio/ Beer Garden



View from Function Room to Lounge Bar



View of enclosed rear garden.



View of Catering Kitchen.

VIEWING: Strictly by appointment with the selling Agent.

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SOLICITORS:-

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