



#### SERVICES

- Septic Tank and Private Well (the well is in the farmyard)
- Oil fired central heating
- Fibre broadband available (current occupiers using Total Wireless Wifi)

#### BER RATING

#### LOCATION

This property is well located, in a lovely rural setting, 6.9km from Kilmacow village; 11km to Mullinavat; 10.5km to M9 Motorway at Mullinavat; 10.9km to Waterford, Kilkenny City 47.5km

#### SOLICITOR

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## Fahy, Kilmacow, Co. Kilkenny. X91 F5X7

**FOR SALE BY PUBLIC AUCTION**

**ON THURSDAY 29<sup>TH</sup> MAY 2025 AT 3PM  
IN THE CLUB HOUSE HOTEL, KILKENNY.**



### c.148 ACRE RESIDENTIAL HOLDING

This is a fine, roadside residential holding comprising approximately 115 acres of top-class grassland and c.35 acres of maturing forestry. It will be offered for sale as a single unit and in various lots.



## This Farm Is Being Offered In Various Lots As Follows :

**Lot 1 : The Entire - c.148 Acres** / 59.9 Hectares with Residence and Farm Buildings

**Lot 2 : c.74.3 Acres / 30.07 Hectares** with Residence and Farm Buildings

**Lot 3 : c.57.30 Acres / 23.19 Hectares**

**Lot 4 : c.16.21 Acres / 6.56 Hectares** – Tillage grounds

**Lot 5 : Residence on c. 0.36 hectares / 0.889 Acres**

## Accommodation Comprises Of The Following:-

<b>Entrance Hallway</b>	<b>4'08 x 4'04 (1.2 x 1.2)</b> <b>10' x 2'11 (3 x 0.6)</b>	Tiles on floor
<b>Kitchen – Dining Area</b>	<b>16'05 x 10'08 (4.9 x 3.1)</b>	Kitchen units to both sides of room at floor and eye level, Includes Beko electric cooker; Candy Washing machine, Whirlpool Dishwasher; Beko Fridge freezer.



<b>Hallway</b>	<b>20'11 x 3'06 (6.1 x 0.9)</b>	Tiled floor, timber panelled ceiling.
<b>Living Room</b>	<b>16'05 x 12'11 (4.9 x 3.7)</b>	Laminate timber flooring; feature stone fireplace with solid fuel stove, timber panelled ceiling.
<b>Main Bedroom</b>	<b>16'01 x 11'06 (4.9 x 3.4)</b>	Laminate timber flooring, cornicing. Ensuite
<b>Ensuite Bathroom</b>	<b>11'11 x 3'11 (3.4 x 0.9)</b>	WHB, WC and Shower. Tiled floor and tiled around shower area



## Lot 2 : c. 74.3 Acre Residential Holding,

The detached residence extends to c.1600 sq ft sitting on a plot size of 0.889 Acres / 0.36 Hectares. Accessed via a tree-lined avenue leading up to the house with lawns to the front, side, and rear with natural hedging bounding the site.

Approx.52 acres of excellent grassland with extensive road frontage, approx. 21.3 acres of forestry.

Farm buildings consist of a 5-span covered silage pit with 5-span lean-to with cubicles on either side together with the old dairy.

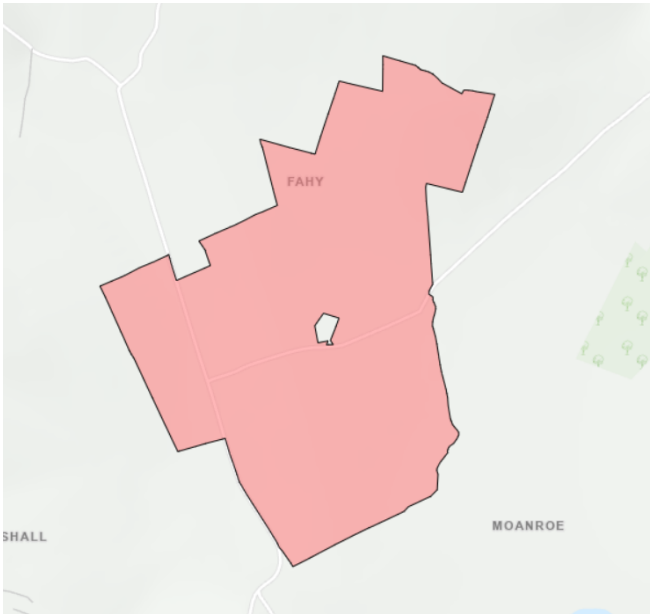


## Lot 3 . c.57.30 Acres / 23.19 Hectares

These are excellent lands, currently a mix of grassland and tillage with extensive road frontage. Also included are c.14 acres of super-maturing forestry.



**FOLIO'S KK9629F & KK9628F**



Property Detail

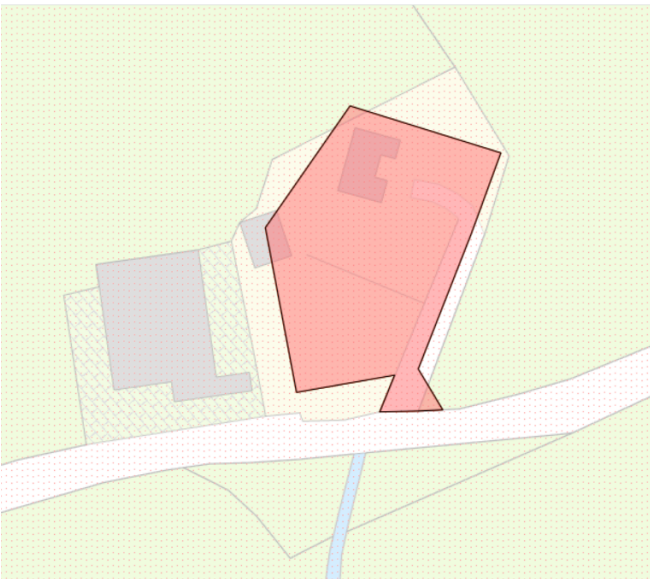
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**Folio Number** KK9628F  
**Title Level** Freehold  
**Plan Number** 27  
**Property Number** 1  
**Area of selected plans** 60.84 hectares.  
**Number of Plans on this folio:** 1  
**Address** Not Available

Add to Basket Create Alert

\*Tailte Éireann Registration Boundaries and Plan Area **are not conclusive**. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

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Property Detail

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**Folio Number** KK9629F  
**Title Level** Freehold  
**Plan Number** 28  
**Property Number** 1  
**Area of selected plans** 0.28 hectares.  
**Number of Plans on this folio:** 1  
**Address** Fahee, Kilmacow, Co. Kilkenny, X91 FSX7

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\*Tailte Éireann Registration Boundaries and Plan Area **are not conclusive**. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

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<b>Hallway</b>	<b>8'07 x 3'3 (2.4 x 0.9)</b>	Tiled floor
<b>Bedroom 2 (Dressing R)</b>	<b>12'04 x 7'08 (3.7 x 2.1)</b>	Laminate timber flooring,
<b>Bathroom</b>	<b>5'07 x 6'09 (1.5 x 1.8)</b>	WHB, WC and Bath. Tiled floor and tiled around bath.
<b>Bedroom 3</b>	<b>16'01 x 10'10 (4.9 x 3.1)</b>	Laminate timber floor, bay window.
<b>Toilet (inside front door)</b>	<b>5'09 x 5'05 (1.5 x 1.5)</b>	WHB & WC, tiled floor
<b>Bedroom 4</b>	<b>16'01 x 10'10 (4.9 x 3.1)</b>	Laminate timber floor, bay window.
<b>Office</b>	<b>12'10 x 9'06 (3.7 x 2.8)</b>	Carpet flooring





**Lot 1** : The Entire – c.148 Acre Residential Holding    **Lot 2** : c.74.3 Acres / 30.07 HA with Residence & Farm Buildings    **Lot 3** : c.57.30 Acres / 23.19 HA  
**Lot 4** : c.16.21 Acres / 6.56 HA – Tillage grounds    **Lot 5** : Residence on c. 0.36 HA / 0.889 Acres

**LOT 1 - THE ENTIRE**  
**C. 148 ACRE RESIDENTIAL HOLDING**

**PART OF LOT 2**  
**74.3 ACRES**

**LOT 3 - 57.3 ACRES**

**LOT 4 - 16.21 ACRES**

