



SERVICES

- Septic Tank and Private Well
- Oil-fired central heating
- Fibre broadband available (previous occupiers used Total Wireless Wifi)

BER RATING – C3 (BER No. 100793405)

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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FOR SALE

BY PRIVATE TREATY



c.148 ACRE RESIDENTIAL HOLDING

This is a prime roadside residential holding comprising c.115 acres of top-class land and c.25 acres of forestry.

It will be offered for sale as a single unit and in various lots.

This is a fine detached residence in a lovely rural setting, accessed via a short tree-lined avenue. Accommodation comprises of entrance hallway, kitchen-dining, reception, office, 4 bedrooms, 1 ensuite, main bathroom and WHB & WC. 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.

ACCOMMODATION COMPRISING THE FOLLOWING:-

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



Hallway	20'11 x 3'06 (6.1 x 0.9)	Tiled floor, timber panelled ceiling.
Living Room	16'05 x 12'11 (4.9 x 3.7)	Laminate timber flooring; feature stone fireplace with solid fuel stove, timber panelled ceiling.
Main Bedroom	16'01 x 11'06 (4.9 x 3.4)	Laminate timber flooring, cornicing. Ensuite
Ensuite Bathroom	11'11 x 3'11 (3.4 x 0.9)	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 and is situated on a plot size of 0.889 Acres / 0.36 Hectares. This is accessed via a tree-lined avenue leading up to the house with lawns to the front, side, and rear, natural hedging bounding the site.

There are c.52 acres of excellent grassland with extensive road frontage and 21.3 acres of forestry.

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



Lot 3 . c.57.30 Acres / 23.19 Hectares

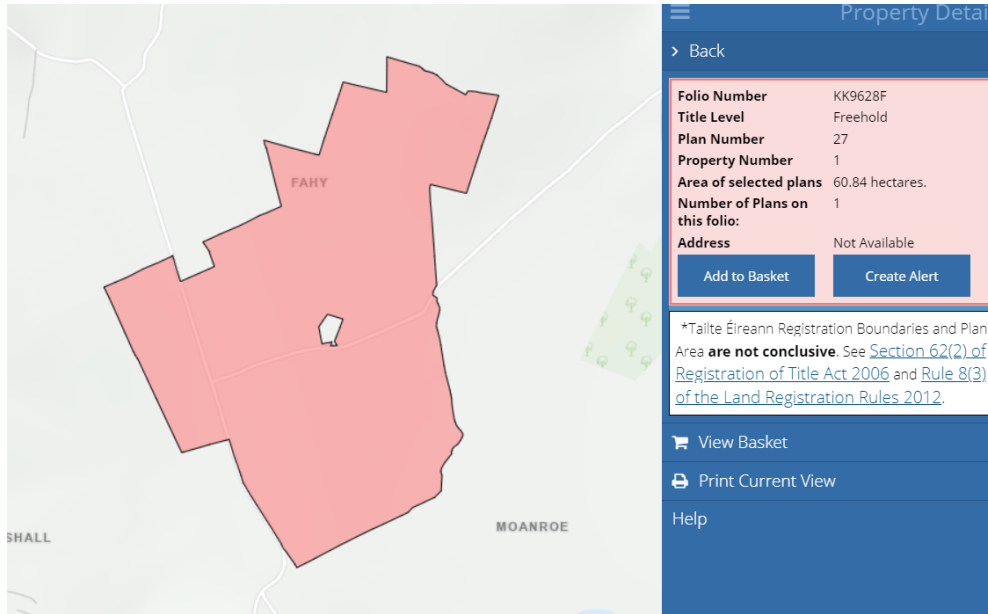
These are excellent lands, currently a mix of grassland and tillage with extensive road frontage. Also included are c.14 acres of super-maturing forestry.



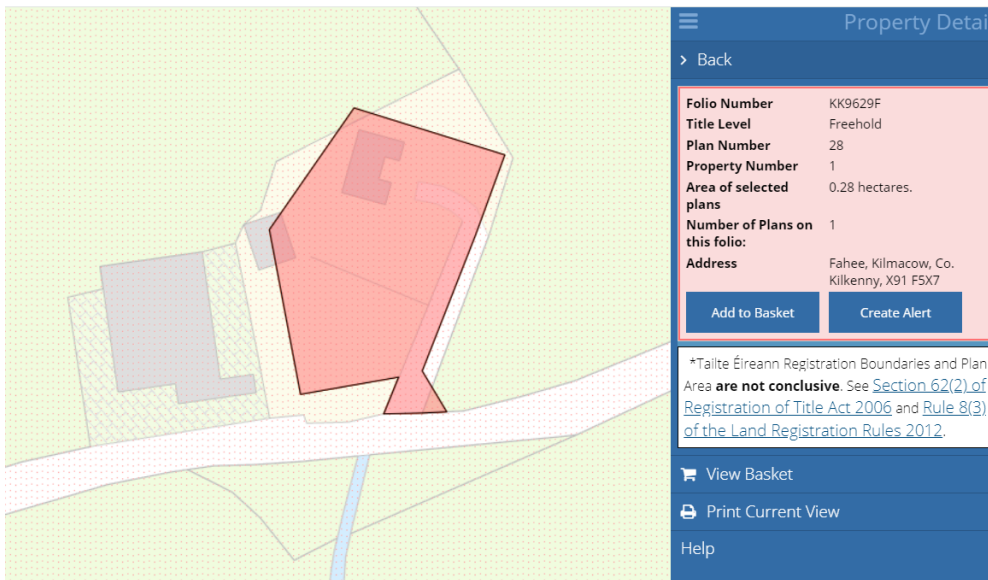
Lot 4 : c.16.21 Acres / 6.56 Hectares

This lot boasts high-quality tillage grounds with extensive road frontage spanning c.450m.

FOLIO'S KK9629F & KK9628F

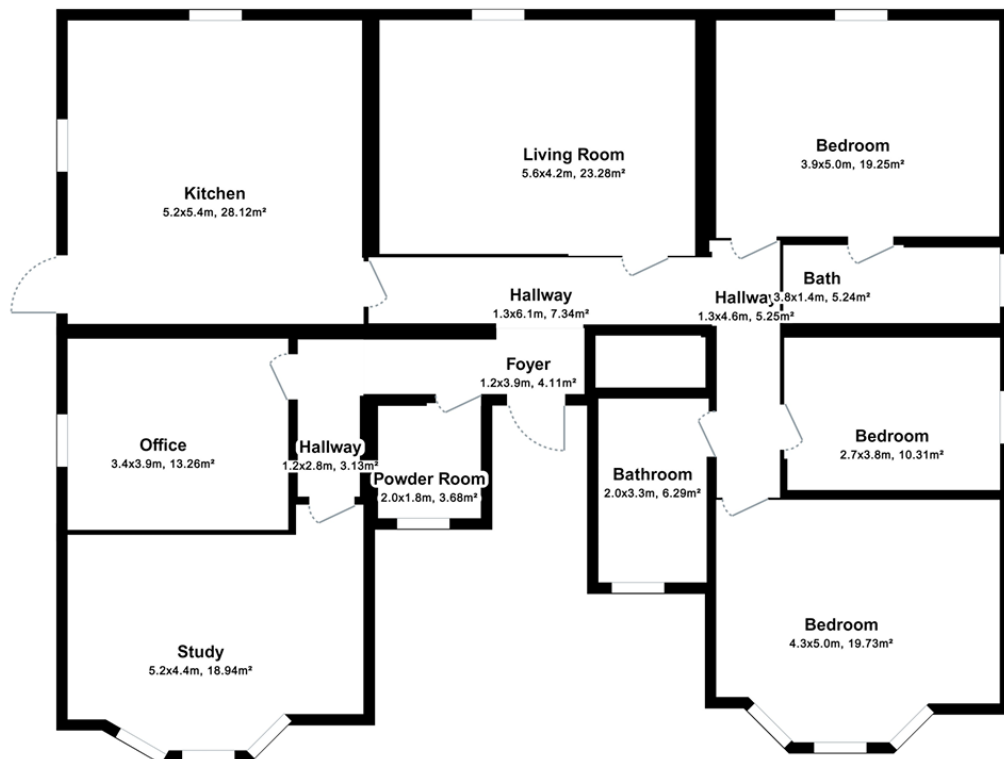


Hallway	8'07 x 3'3 (2.4 x 0.9)	Tiled floor
Bedroom 2 (Dressing R)	12'04 x 7'08 (3.7 x 2.1)	Laminate timber flooring,
Bathroom	5'07 x 6'09 (1.5 x 1.8)	WHB, WC and Bath. Tiled floor and tiled around bath.
Bedroom 3	16'01 x 10'10 (4.9 x 3.1)	Laminate timber floor, bay window.
Toilet (inside front door)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



House on 0.889 Acres





For illustration purposes only. Not to scale.



Links to Virtual Tour and Website

This Farm is being offered in lots as follows :

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

