



1st Floor



Ground Floor



Brickfield Stud, Grange, Clonmel, E91 HF98

Fantastic 8 Acers with Residence, 10 stables, 3 span hay barn and 7.26ac (2.94Ha) acres of top-quality land in great location

Guide Price €350,000





- 7.26ac (2.94Ha) of top-quality land
- 3 bed house, 6 horse stables, 4 pony stables, 3 span hay barn
- Private, gated driveway
- Oil fired central heating
- Great rural location, close to Clonmel

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Brought to the market by PF Quirke & Co. is a very nice rural property within easy reach of Clonmel.

Brickfield Stud is nicely situated close to Grange on the Clonmel to Ardfinnan Road, The property encompasses 8 acres, 10 stables, 2 span hay barn, yard and 7.26ac (2.94Ha) (3 paddocks) of top-quality land. This is a very rare opportunity to buy a property suitable for equestrian use or comfortable lifestyle country living close to Clonmel.

The residence accommodates a kitchen, sitting room, living room, bathroom and bedroom at ground floor while upstairs are two further bedrooms and a storage room. Living room stove is solid fuel generating extra heat source. The house has been dry-lined with a full new roof on it since 2010 along with a new septic tank and percolation system installed.

There is bonus attic accommodation above.

Outside are 10 stables and a hay barn together with paddocks nicely fenced and recently reseeded. We recommend early inspection.

Kitchen
3.28m (10'9") x 2.57m (8'5")
 Lino flooring, storage units at eye and floor level, gas hob and electric oven.

Sitting Room
3.4m (11'2") x 3.92m (12'10")
 Lino floor, solid fuel stove, timber panelling along one wall.

Living Room
3.19m (10'6") x 4.05m (13'3")
 Lino floor, open fireplace with brick surround, built in storage.

Back Hallway
1.67m (5'6") x 2.24m (7'4")
 Lino floor.

Bathroom
2.43m (8'0") x 2.43m (8'0")
 Tiled floor, tiled splashback, wet room shower, w/c, whb.

Bedroom 1
4.43m (14'6") x 4.57m (15'0")
 Laminate floor.

Upstairs Landing
0.75m (2'6") x 3.83m (12'7")
 Laminate floor.

Bedroom 2
3.68m (12'1") x 4.09m (13'5")
 Laminate floor.

Bedroom 3
3.65m (12'0") x 1.98m (6'6")
 Wooden floor.

Storage room
2m (6'7") x 3.33m (10'11")
 Wood floor.

Attic
6.46m (21'2") x 4.09m (13'5")

