

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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No.5286



Knockaunbrandon, Ballymacarbry, Clonmel, E91 H275

- Detached house on 2.32 acres
- 4 Bedrooms, 4 Bathrooms
- Detached shed
- Oil fired central heating
- Two fields with road front access to both

Guide Price €330,000



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Knockaunbrandon, Ballymacarbry, Clonmel, E91 H275

Jointly brought to the market by PF Quirke & Co. Ltd and Denise Radley Auctioneers, Knockaunbrandon is a truly unique and historic residence with a rich past. Originally built in the 1800s as an RIC Barracks, it later became known as 'the teacher's house' and was subsequently cherished as a beloved family home.

Extending to approx. 2,041 sq ft and set on 2.32 acres, this property has been tastefully updated while retaining its character. The house has been upgraded over the years and has benefitted from a full rewire and re plumbing. It has oil-fired central heating and double-glazed windows, making it a comfortable and efficient home. Located in The Nire, Ballymacarbry, this is a highly desirable rural setting renowned for its tranquility, natural beauty, and outdoor lifestyle. The property has access to the River Nire, which flows peacefully at the rear of the garden—offering an idyllic, postcard-worthy view and the soothing sound of running water. Opportunities for scenic walks and fishing are right on your doorstep, with Clonmel just 20 minutes away and Dungarvan only 25 minutes. A school bus service also passes the property daily. The house is accessed via its own private entrance, with additional gated access to fields on either side, making it an excellent choice for equestrian use or small-scale farming. The grounds are well maintained and surfaced with tarmac. A detached shed provides useful storage, and the property has septic tank drainage and mains water supply. High-speed fibre broadband is available.

Inside, the home offers a bright and spacious layout with impressive ceiling heights that create a wonderful sense of space throughout. The accommodation includes:

- A welcoming porch and entrance hallway
- A generous kitchen to the front
- A large dining room to the rear with double doors opening to the garden—perfect for entertaining
- A bright living room with open fireplace
- A flexible office or fourth bedroom, with its own side entrance—ideal for client-facing work
- A well-appointed Jack-and-Jill family bathroom serving both the office/bedroom and the hallway

Upstairs, there are three large double bedrooms, two of which have ensuite bathrooms. The third bedroom has exclusive use of the main bathroom just outside the room—so every bedroom effectively benefits from its own private bathroom. This property offers a rare opportunity to secure a character-filled home in excellent condition, set in an incredibly peaceful and picturesque location. With its blend of historic charm, modern comforts, and outdoor lifestyle potential, Knockaunbrandon truly represents a once-in-a-lifetime opportunity for families seeking space, tranquillity and rural beauty-without sacrificing convenience.

