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PAT
GANNON 

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Licence No: 003442

Auctioneer Valuer Estate Agent

“AOIBHNEAS” MOHOBER, MULLINAHONE, CO. TIPPERARY. E41 CD83

For Sale By Private Treaty



This is a beautifully restored and extended traditional thatched cottage set on approximately 0.48 hectares / 1.186 acres of mature and private grounds. Combining the timeless charm of the original cottage with thoughtfully designed side and rear extensions, this is a home of exceptional character, comfort, and style in an idyllic rural setting.

The accommodation is both bright and spacious, extending to three bedrooms and two bathrooms, and is presented in excellent condition throughout. The original cottage features retain immense appeal, including the original wood ceiling in one of the ground floor bedrooms, while the later additions have been carefully integrated to create a seamless and highly practical family home.

GUIDE PRICE : €320,000

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Outside, the property is further enhanced by its stunning gardens and a generous site, which extend to just under 1.2 acres and provide a wonderful sense of privacy and space. Mature lawns and trees create a peaceful countryside setting, while a stone outbuilding, outdoor toilet, and fuel shed add excellent storage and practicality.

Mohober, Mullinahone offers the perfect balance of rural tranquillity and everyday convenience, making this a rare opportunity to acquire a truly special home full of warmth, charm, and individuality.

ACCOMMODATION COMPRISES OF THE FOLLOWING :

Porch - 2'6" x 6'0" (0.79m x 1.82m)

Tiled floor, with bedroom to the right and sitting room to the left.

Sitting Room - 14'3" x 21'5" (4.36m x 6.55m)

A spacious and inviting reception room with solid timber flooring, feature fireplace with electric stove, and double doors opening to the sunroom.

Bedroom 1 - 9'8" x 14'2" (2.97m x 4.32m)

A charming ground floor bedroom with solid wood flooring, original wood ceiling, two windows, and door leading to the bathroom.

Sunroom - 12'1" x 12'0" (3.69m x 3.67m)

A bright and relaxing space with tiled floor, timber-panelled ceiling, recessed lighting, and door opening to the yard and garden.

Middle Hallway - 6'5" x 6'9" (1.98m x 2.12m)

With stairs to the first floor and doors leading to the bathroom and kitchen.

Bathroom - 6'5" x 7'4" (1.99m x 2.26m)

Comprising wash hand basin, WC, and shower with Triton T90 SR, with tiling around the shower area and vinyl flooring.

Kitchen - 15'9" x 18'0" (4.86m x 5.48m)

A generously sized kitchen fitted with floor and eye-level units, tiled floor, and tiled splashback. Includes Bosch washing machine, Bosch dishwasher, fridge freezer, Belling double oven, and integrated hob with extractor fan overhead. Double doors lead to the patio area and rear garden.



FIRST FLOOR

Landing - 13'3" x 2'7" (4.05m x 0.82m)

Timber flooring with Velux window.

Bedroom 2 - 16'1" x 9'5" (4.915m x 2.89m)

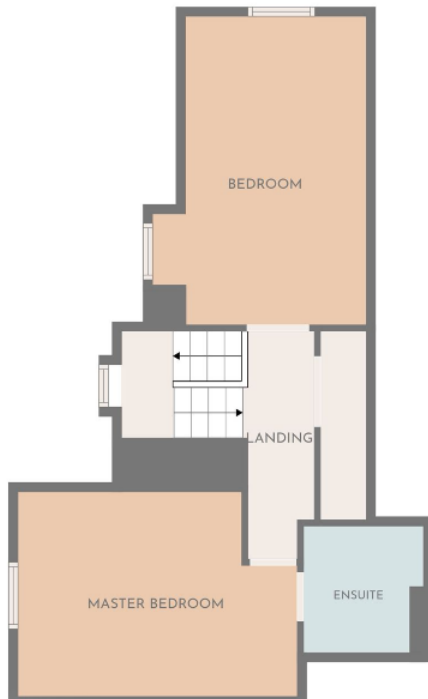
A bright and spacious bedroom with solid timber flooring.

Ensuite Bathroom - 6'5" x 6'4" (1.99m x 1.96m)

Comprising wash hand basin, WC, and mains shower, with tiling around the shower area and vinyl flooring.

Bedroom 3 - 16'0" x 9'5" (4.89m x 2.89m)

A well-proportioned bedroom with solid wood flooring, two windows, and wash hand basin.



This beautifully restored and extended thatched cottage is a rare blend of traditional charm, character features, and comfortable modern living in the heart of the countryside. Situated just over the Tipperary–Kilkenny border, on the outskirts of County Kilkenny, the property enjoys a peaceful rural setting while remaining conveniently close to the amenities of both counties.

SERVICES - Private well and septic tank on site; oil-fired central heating.

FEATURES

- Beautifully presented extended thatched country cottage, maintained to an exceptional standard throughout
- Impressive stone-wall entrance enhancing the property's charm and kerb appeal
- Superb, well-kept grounds with mature gardens and post-and-rail fencing to the rear with separate road access offering added privacy and practicality
- Three spacious bedrooms and two bathrooms
- Bright, generous, and well-balanced living accommodation
- Excellent outdoor storage facilities, including a stone outbuilding and a separate outbuilding incorporating an outdoor toilet and fuel shed
- UV filtered water supply
- Fibre broadband connectivity
- Peaceful and highly attractive rural setting

BER : Exempt as it's a protected property.



Kindly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for inaccuracy, but will take every care in preparing particulars. All offers are subject to the property being unsold, let or withdrawn. The above may be seen by appointment only. Any reasonable offer will be submitted to the owner for consideration. If the property does not interest you, kindly advise us as to your exact requirements.