

A Little History : Kilmurry House and lands was allotted by Oliver Cromwell to Col Bush in 1940. Acquired by Major Henry Butler in 1800, sold by the Butler's in 1951. Milred Anne Butler, the internationally renowned artist resided in Kilmurry House in the period 1858 to 1941. This property was part of the Kilmurry Estate purchased in 2007 by Mr James Hennessy.

EIRCODE R95N9K3
FOLIO KK23960F
AREA c.72 Acres

BER RATING F (No. 111551420)
YEAR BUILT c.1930
SIZE OF RESIDENCE 78m²

SERVICES

- Oil Fired Central Heating
- Telephone & ESB
- Mains Water
- Septic Tank on site

FEATURES

- Compact 2 bedroom property in a fabulous location
- Solid fuel stove in the living area
- Located less than 1km off the Thomastown / Dungarvan Road
- 3km to Thomastown
- 20 mins drive to Kilkenny City
- 1hr 20 mins to Dublin



KILMURRY, THOMASTOWN, CO. KILKENNY. **C.72 ACRE RESIDENTIAL HOLDING**



For Sale By Public Auction

On Friday 10th May 2019 in the Club House Hotel, Kilkenny, at 3pm.

This is a lovely picturesque roadside holding, part of the Kilmurry Estate, all in permanent pasture, in a splendid location. The sale includes a nicely renovated gate lodge, and will be offered in lots as follows:

Lot 1. c.72 acres with Gate Lodge

Lot 2. c.71½ acres of prime lands

Lot 3. Gate Lodge on c. ½ acre

Solicitor: Len Roche, Kearney Roche McGuinn Solicitors, Kilkenny. Ph: 056 7722270

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

Kitchen – Dining Area 20'08 x 9'06 (6.12 x 2.76)

Living Area 15'03 x 14'06 (4.58 x 4.28)

Open plan kitchen – dining- living area with timber effect flooring in the dining – living area, tiled floor in the kitchen, units at floor and eye level with tiled backsplash. Includes electric oven with 4 ring hob and extractor fan overhead, washing machine, dishwasher and fridge freezer. Recess lighting throughout. Front door leads directly into the living area and there's a door from kitchen out to the side of the property.

Bathroom 10' x 5'11 (3.04 x 1.56)

WHB, WC and Mira Electric shower, tiled floor and tiled around the shower.

Bedroom 1 12'09 x 13'02 (3.68 x 3.96) Timber effect flooring

Bedroom 2 12'09 x 11'07 (3.68 x 3.37) Timber effect flooring

Hallway Timber effect flooring, hot press, stairs to attic (this is floored)



Property Details

> Back

Folio Number	KK23960F
Title Level	Freehold
Plan Number	1BQ6
Property Number	2
Area of selected plans	21.77 hectares.
Number of Plans on this folio:	4
Address	Bee Hive Lodge, Kilmurry, Thomastown, Co. Kilkenny, R95 N9K3

Highlight All Plans

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*PRA 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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PART OF THE ABOVE FOLIO KK23960F

