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Auctioneer Valuer Estate Agent

Main Kilkenny/Carlow Road



Stone Outoffice



Stone Outoffice



Stone Outoffice



Part of Lot 2



Part of Lot 3



## COOLGRANGE, CLIFDEN, CO. KILKENNY. R95 H240. C.83½ Acre Fine Residential Holding



For Sale by Public Auction  
In One or Two Lots  
**Auction on Friday 24th September 2021  
3pm at The Newpark Hotel. R95 KP63**

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 All offers are subject to the property being unsold, let or withdrawn.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.

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Front of traditional 2-storey, stone Farmhouse



Back of stone farmhouse

This is a fine Roadside Holding in a superb location and will be offered for Sale as follows:

Lot 1. **c.83½ Acres** Roadside Residential Holding

Lot 2. **c.40 Acres** Roadside Lands including Farmhouse & Farmyard

Lot 3. **c.43½ Acres** Roadside Lands

### Description

This is a fine farm with extensive frontage, located on the main Kilkenny/Carlow road and c.10 km from the Motorway.

It is being offered in its entire of c.83½ acres or in Lots of c.40 acres and c.43½ acres respectively.

Included in the c.40 acres is a long tree lined avenue which leads to the farmyard which includes a two-storey farmhouse and a number of cut stone outoffices, all in need of modernisation but with great potential.

The farmyard is in a magical setting and would make a fine place for anyone seeking peace and tranquillity especially anyone in the equine business.

**Access** Short laneway access off main road, drive in past 2 properties on either side of the laneway

### Location

- c 9.5km from Kilkenny city - out the old Kilkenny/Carlow road, 100 yards up on left-hand side past turnoff for Gowran; (you'll see the Signs)
- c.10 km from Paulstown / M9 Motorway
- c. 1 hr & 15 mins drive from Dublin

*Please also see maps enclosed*