

# Crosscannon, Killenaule, Co. Tipperary. E41 XA48.

Note : Outline for Illustration Purposes Only



## C.4 ACRE RESIDENTIAL HOLDING



This is a wonderful opportunity for someone looking for a small holding on c.4 Acres with house, stables & sand arena. It can be sold in lots.

The property extends to c.1490 sq ft / 138.2 sq m and comprises of entrance hallway, kitchen-dining, sittingroom, 2 bedrooms, bathroom and utility on the ground floor with large bedroom on first floor.

**BER : D1 (Ber No 107883837)**

**GUIDE PRICE : €300,000**

## ACCOMMODATION COMPRISES OF THE FOLLOWING :-

### GROUND FLOOR

**Entrance Hallway** 5'8 x 14'2 (1.5 x 4.3) Tiled floor with Sittingroom to the right, main bedroom to the left.

**Sitting Room** 12'10 x 12'7 (3.9 x 3.8) Carpet flooring, Cast iron fireplace with timber surround, feature bay window, cornicing with Bolintlea piece.

**Main Bedroom** 12'11 x 11'8 (3.7 x 3.6) Carpet flooring, marble fireplace, feature bay window, door to ensuite bathroom

**Ensuite Bathroom** 12'11 x 3'2 (3.7 x 1.) WHB, WC and Triton Electric Shower – tiled floor and tiled around shower area.

**Hallway** 6'9 x 15'6 (2.1 x 4.7) Tiled floor, hotpress to the left, small office area under stairwell

**Bathroom** 10'9 x 6'9 (3.3 x 2.1) WHB, WC and Bath with shower over bath, tiled floor and tiles on wall.

**Kitchen-Dining** 14'5 x 14'3 (4.4 x 4.3) Kitchen units at floor and eye level, new Candy fridge freezer, Normende Electric cooker with fan overhead, tiled floor. Door leads to pantry and patio doors lead out to rear of property.

**Bedroom 2** 12'9 x 8'9 (3.9 x 2.7) Twin bedroom with carpet flooring

### FIRST FLOOR

**Landing** 5'9 x 3'9 (1.8 x 1.2) Carpet flooring

**Bedroom 3** 23'3 x 11'6 (7.1 x 3.5) Carpet flooring, built in wardrobes, velux window.

### FEATURES

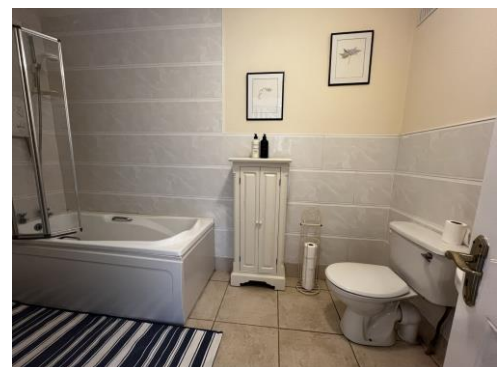
- Deceptively spacious 3 bedroom detached home extending to 1490 sq ft / 138.2 sqm
- Main bathroom, ensuite and WHB, WC in utility room
- Oil fired central heating, solid fuel stove in kitchen-dining area.
- Holding extends to c.4 acres
- 6 stables, arena and garage to rear of house

### SERVICES

- Own well and septic tank on site
- Oil fired central heating

**SITE AREA** 4.005 Acres 1.62 Hectares

**HOUSE SIZE** 132 sq m / 1490 sq ft





This deceptively spacious home was built in the mid 1950's and has been nicely maintained by the owners. Boasting some lovely features with the two bay windows to the front rooms, deep cornicing with center piece's. Two bedrooms on the ground floor with a large bedroom to the first floor.

There are two entrance gates to this property with beech hedging on the roadside, gravel driveway with post and rail fencing throughout. Lawn area to the front. Fantastic views of the surrounding countryside from the front of the house and the rolling hills to the rear.

Garage and 6 stables to the rear with Sand Arena and two paddocks as per map shown.



This holding is being offered for sale in the following lots : -

**Lot 1** : The Entire – c.4 acres with house, stables and sand arena

**Lot 2** : House, yard and stables on c.1.432 Acres

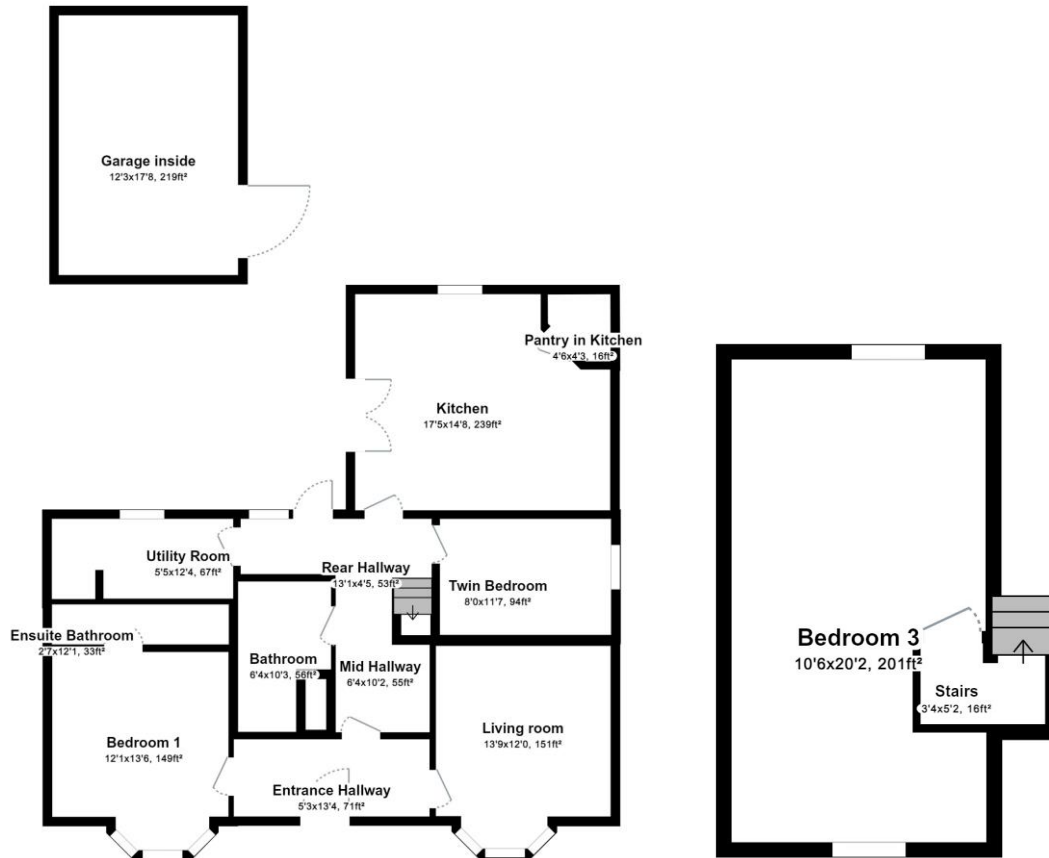
**Lot 3** : 2.568 Acres

Guide Price Lot 1 : €300,000

Guide Price Lot 2 : €270,000



*Click here for the virtual tour!*



### DIRECTIONS :

This property is situated less than a mile from the village on the Clonmel Road, drive out past the Cemetery and keep on the main road at the Y-junction, the property is just up on the right hand side. Access via top entrance. Sign Up!

11km to Fethard; 11.4 km to Ballingarry; 20 km to Cashel; 23km to Clonmel



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.