## **FARM FOR SALE**



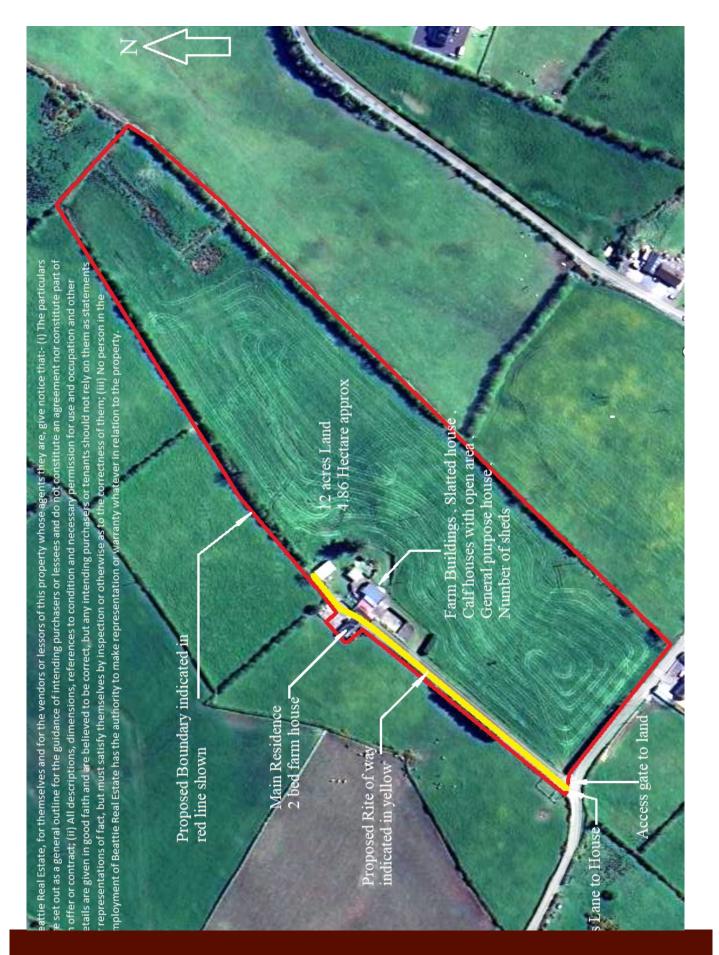
### Clareoghill Castleblayney Co. Monaghan, nearest A75AP62



Guide Price :€260,000

We offer For Sale By Private Treaty this 12 acre residential Farm., Clareoghill Castleblayney Co. Monaghan Agricultural land being 4.86 Hectare 12 acres approx., The land quality is excellent self-draining good grazing, currently in permanent pasture. The farm sits elevated over the countryside. Access to the farm is by way of lane and gate running from secondary road located on south west boundary. The Farm has the benefit of a number of useful farm buildings with a dry store 4 pen slatted shed, & 30ft x 20 ft. general purpose house. Calf houses with open area and additional small sheds and open silage pit. The farm buildings are in good state of repair and in good working order. The Farm has also the benefit of a well renovated 2 bed farm house.

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#### Additional information

Point to note and brought to attention of prospective parties this drawing outlining the boundary layout. See farm house front yard. See boundary in red also with right of way indicated in yellow. This allows access and vehicle turning to a neighbour's farm gate. Part of the yard belongs to the neighbour indicated outside red boundary "A ". This has been like this for many years with dwarf wall never changed. Which up to now as benefitted for convenience both parties, parking cars turning cars Access to neighbours gate . The new owner might decide to stay as is or effect a new boundary fence, so it has been left as is for this sale. . Pleases note this is for discussion purposes only this requires advice from your solicitor to clarify.

Note please as normally with Beattie Real Estate all bids must be accompanied with proof of funds available to cover any bid made. John Beattie has final say to accept a bid or not. The integrity of this Sale will be protected for all genuine interested parties.

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#### House Accommodation

Hallway - 1.52m x 2.65m Sitting room - 3.64 x 3.92m

Kitchen - 3.69m x 3.55m , Stanley

type range

Ground bathroom - 2.21 x 1.97 wc

whb shower

Bedroom 1 - 2.98 x 3m

Bedroom 2 - 3.4m x 2.94 m

Walk in wardrobe - 1.43m x 2.09m Main Bathroom - 2.03m x 3m Bath /

shower wc whb

Additional outside toilet - 1mx 2m

Total living space being: - 67sq/m 720 sq/ft

BER: G BER No: 116791302





## Clareoghill Castleblayney Co. Monaghan, A75AP62

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