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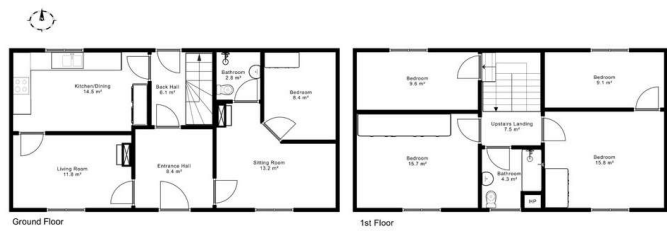
4957



The Glebe, Coolmoyne, Fethard, E91 YD79

40.712Ha (100.59ac) residential farm close to Fethard.

Guide Price €1,800,000



44 Gladstone Street Clonmel County Tipperary
 Tel: 052 6121 622 | Fax: 052 6122 601 | Email: info@pfq.ie
<https://www.pfq.ie/> PSRA: 001721

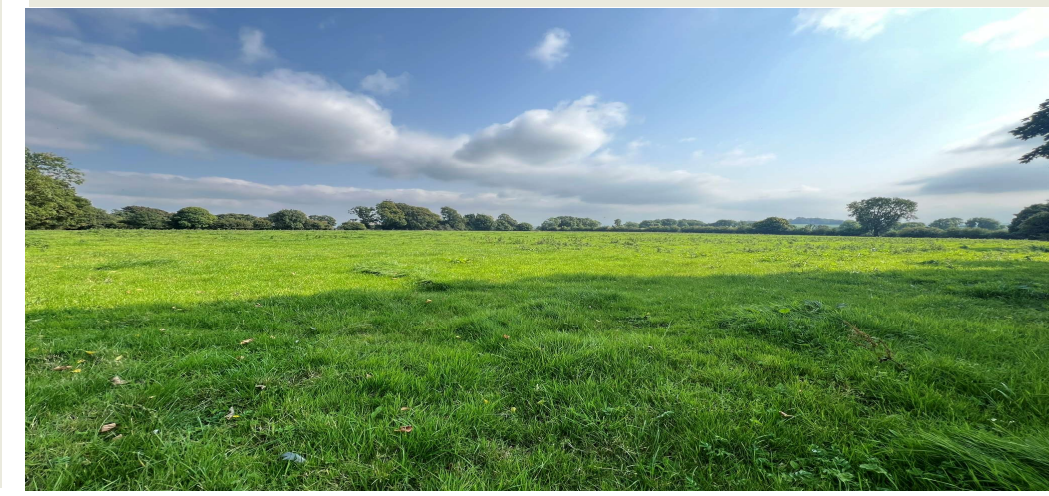


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- 5 Bedroom Period Farm House
- Approx. 100.59Acres (40.712Ha) residential farm close to Fethard
- Good farm buildings , cattle handling facilities & out houses
- Lands all in grass, accessed via farm roadway
- Oil fired central heating & double glazed PVC windows



Bedroom 3
3.64m (11'11") x 4.65m (15'3")
 Carpet and built in wardrobe.

Bathroom
2.31m (7'7") x 2.35m (7'9")
 Laminate, bath with shower, w/c, whb.

Bedroom 4
3.67m (12'0") x 4.58m (15'0")
 Carpet.

Bedroom 5
2.35m (7'9") x 4.85m (15'11")
 Laminate floor.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Brought to the market by PF Quirke & Co. Ltd is this outstanding residential farm of just over 100 acres at The Glebe, Coolmoynes, Fethard.

Contained in Folios TY3823F and TY7185, the property consists of a good period-style, 2-storey house with assorted farm buildings, stone yard and top-quality land with great scenery, mature trees and hedges.

The residence accommodates entrance hall, sitting, living room, kitchen/dining, wet room, bedroom on ground floor and 4 bedrooms and a bathroom on first floor.

Outside is a modern 3 span slatted shed with lie-back area and good cattle handling facilities, 4 span haybarn and lean-to, 3 span machinery shed, with single span storage shed attached, assorted stone and barn style buildings.

The fields are easily accessed via farm roadway. The lands are currently all in grass but suitable for multiple uses. Great quality dry land! Entitlements included. 2023 value €10,360.

This is a rare opportunity to purchase a sizeable residential holding close to Fethard. We recommend early inspection.

Entrance Hall
3.06m (10'0") x 3.02m (9'11")
 Laminate flooring.

Living Room
2.83m (9'3") x 4.54m (14'11")
 Open fireplace with marble surround, semi-solid wood floor.

Kitchen
5.15m (16'11") x 3.07m (10'1")
 Laminate flooring, built in storage at eye and floor level, AGA stove, integrated oven, electric rings, sink,

dishwasher, fridge, tiled splashback.

Back Hallway
2.33m (7'8") x 3.82m (12'6")
 Tiled floor and built-in under stairs storage.

Sitting Room
4.57m (15'0") x 4.02m (13'2")
 Semi-solid wood floor, open fireplace.

Bedroom 1
3.24m (10'8") x 3.39m (11'1")
 Semi-solid wood flooring and built in wardrobe.

Wet Room
1.88m (6'2") x 1.96m (6'5")
 W/c, whb, wet room area.

Upstairs Landing
3.65m (12'0") x 2.35m (7'9")
 Carpet.

Bedroom 2
4.7m (15'5") x 2.32m (7'7")
 Laminate flooring.



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Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers / lessees should satisfy themselves as to the correctness of information given.

Guide Price €1,800,000