



Thorney Bridge, Lisnatubrid, Clonmel, E91 KN61

Excellent country residence on 1.04Ha (2.6ac)

Guide Price €350,000





PF Quirke & Co. Ltd are delighted to bring property at Thorney Bridge, Lisnatubrid, Clonmel to the market. The property includes a detached house with extensive stone outbuildings on 2.6 acres (1.04 hectares).

The residence accommodates an entrance hall, 3 reception rooms, kitchen, utility and bathroom at ground floor. Upstairs are 3 bedrooms and a further bathroom. To the side is a coach house, stables, barns and garage, all with fabulous potential for further development. The residence extends to in excess of 224 sq.mts. (2,400 sq. ft) while the other buildings could add much more space if developed.

The location is excellent being close to the N24, Fethard, Kilsheelan, Clonmel and Kilkenny. The scenery is fabulous with a backdrop of Slievenamon and the River Anner nearby. The residence has PVC windows and oil central heating.

This is a unique property suitable for many uses and the further development of equestrian accommodation or craft studio (subject to planning). We recommend early inspection.

Main Entrance Hall
2.49m (8'2") x 4.3m (14'1")
Tiled floor.

Under Stairs Storage Room
2.56m (8'5") x 1.18m (3'10")

Sitting Room
3.7m (12'2") x 5.16m (16'11")
Carpet, open fireplace, wood panelled ceiling.

Dining Room
5.31m (17'5") x 5.05m (16'7")
Carpet, solid fuel open fire place.

Breakfast Room
5.44m (17'10") x 5.27m (17'3")
Laminate flooring, solid fuel stove with red brick surround, wood panelled ceiling.

Kitchen
4.33m (14'2") x 5.53m (18'2")
Tiled floor, units at eye and floor level, integrated Stanley Agar, tiled splashback, wood panelled ceiling.

Back Hall/Utility
4.09m (13'5") x 1.48m (4'10")
Tiled floor, oil burner, built in shelving, wood panelled ceiling.

Bathroom
2.71m (8'11") x 3.05m (10'0")
Tiled floor, bathtub with tiled splashback, w/c, whb, shower.

Upstairs Landing
5.1m (16'9") x 4.46m (14'8")
Carpet, wood panelled ceiling, panelling on one wall.

Bedroom 1
3.68m (12'1") x 5.13m (16'10")
Wood panelled ceiling, carpet

Ensuite
5.29m (17'4") x 1.93m (6'4")
Carpet, w/c, whb, wood panelled ceiling.

Bedroom 2
3.75m (12'4") x 4.97m (16'4")
Carpet.

Bedroom 3
5.31m (17'5") x 5.01m (16'5")
Wood floors, built in storage, wood panelled ceiling, stairs.

Coach House
5.2m (17'1") x 4.85m (15'11")
Pedestrian Door & large arched door

Lean-To Shed
6.09m (20'0") x 5.96m (19'7")
Pedestrian Door & gate leading to paddock at rear.

Stables
6.22m (20'5") x 5.17m (17'0")

Barn 1
10.43m (34'3") x 6.01m (19'9")
Pedestrian door, large double door to front and rear.

Barn 2
15.6m (51'2") x 6.01m (19'9")
3 Pedestrian doors and double door front and rear.

Garage
4.07m (13'4") x 2.77m (9'1")
Pedestrian door & large door access

Barn 3
5.15m (16'11") x 9.6m (31'6")
Pedestrian access door and large double door access

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.

- Great country residence on 1.04Ha (2.6ac)
- 3 beds, 3 reception rooms
- Extensive outbuildings, suitable for many uses
- Fabulous scenery, with Slievenamon as a backdrop
- Very convenient to Fethard, Kilsheelan, Clonmel and Kilkenny
- Adjacent to River Anner



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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.

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