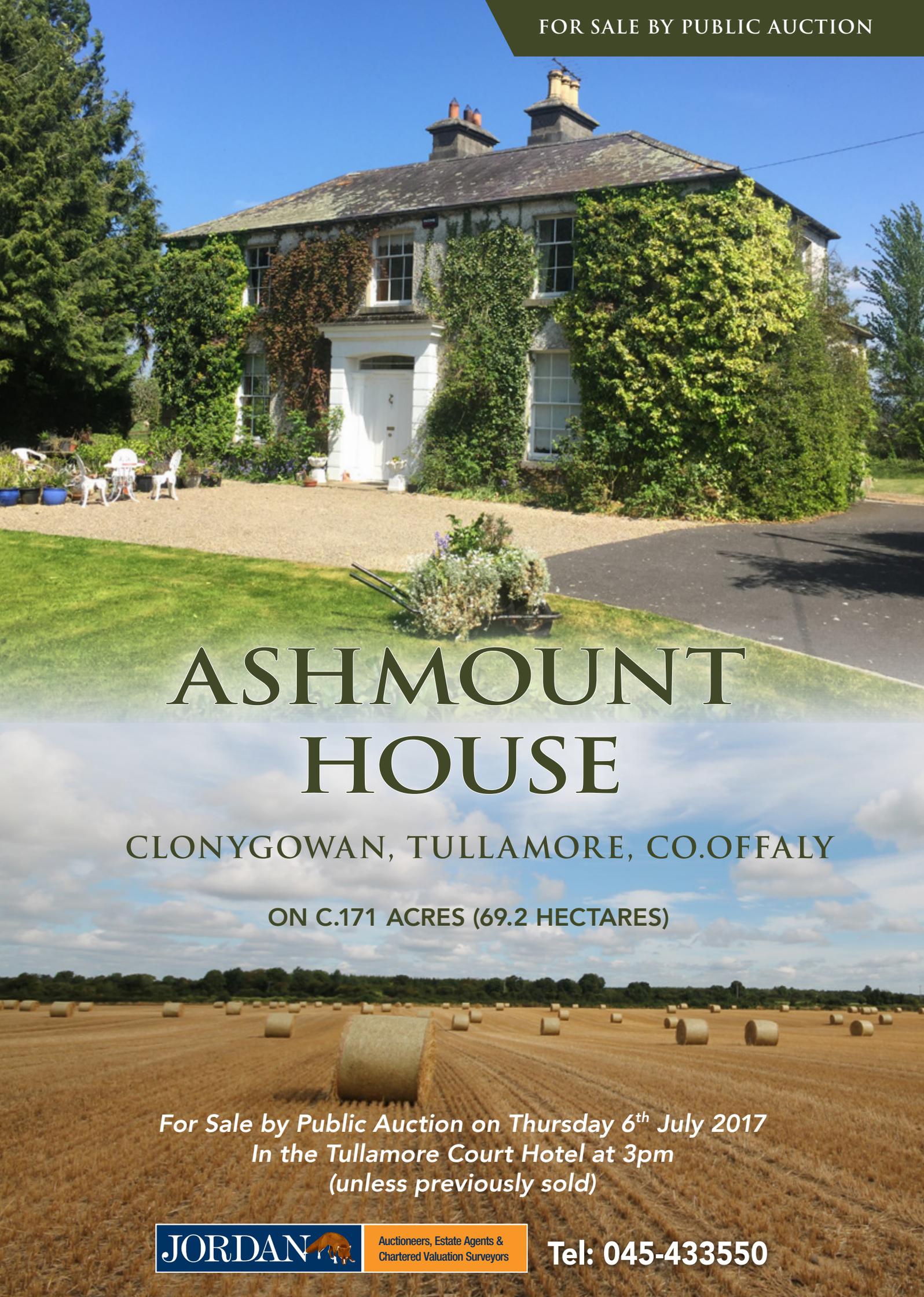


FOR SALE BY PUBLIC AUCTION



ASHMOUNT HOUSE

CLONYGOWAN, TULLAMORE, CO.OFFALY

ON C.171 ACRES (69.2 HECTARES)

*For Sale by Public Auction on Thursday 6th July 2017
In the Tullamore Court Hotel at 3pm
(unless previously sold)*

JORDAN 

Auctioneers, Estate Agents &
Chartered Valuation Surveyors

Tel: 045-433550

ASHMOUNT HOUSE

CLONYGOWAN, TULLAMORE, CO.OFFALY
ON C.171.5 ACRES (69.44 HECTARES)



171 ACRES

A UNIQUE OPPORTUNITY

Acquire a substantial residential farm with very pretty farmhouse & yard on mostly good quality land with easy accessibility to Tullamore, M7 & M6.

LOCATION

The subject property is located on the edge of Clonygowan Village, on the R420 approximately 19km southeast of Tullamore and 6km north of Portarlinton with easy access to a range of destinations including the M7 & M6 Motorways. The commuter train service is available in Portarlinton providing a frequent daily service to Heuston Station. The property is also within walking distance of village and local primary school.

DESCRIPTION

The entire property comprises a Period two storey Residence with yard on 69.2 hectares (171 acres) which has been in the same family ownership since the 1960's.

RESIDENCE

Ashmout House is a well proportioned elegant Georgian three bay two storey residence built in circa 1850 with various extensions added. The house is approached via a recessed limestone entrance with tarmac drive and occupies a lovely private setting surrounded by mature timber and gardens.

Structurally the property appears to be in good condition throughout with dashed rendered exterior, slate roof, limestone sills, suspended timber floors throughout and solid block walls. The house was completely rewired and plumbed in the last eleven years and there is oil fired central heating throughout. There are a combination of timber and uPVC windows. The sliding timber sash windows were fully restored about 4 years ago.



ACCOMMODATION

The accommodation extends to 240 sq.m (2,583 sq.ft) and comprises the following:

GROUND FLOOR

HALL 2.1m x 6.8m

DRAWING ROOM 4.6m x 5.0m

Cornice, open fireplace

DINING ROOM 4.9m x 3.9m

Cornice, open fireplace

KITCHEN 4.6m x 4.3m

Stanley stove, built in presses, sink uni

UTILITY 1.7m x 2.7m

Fully plumbed with sink unit

BATHROOM

wc, bath, sink, shower, fully tiled

STUDY/PLAYROOM/BEDROOM 4.4m x 2.9m

Built in presses

FIRST RETURN

BATHROOM

wc, whb with hot press adjacent.

FIRST FLOOR

BEDROOM 1 5.0m x 3.7m

Fireplace and vanity unit

BEDROOM 2 5.0m x 2.5m

Fireplace

BEDROOM 3 4.7m x 4.1m

Vanity unit & built in presses

BEDROOM 4 2.4m x 4.6m

Linking to bedroom below

BEDROOM 5 4.6m x 3.0m

Possible nursery

BATHROOM 1 5.0m x 3.7m

wc, whb, shower

Outside there are gardens with raised beds, lawns, orchard and mature trees all very well manicured and minded. There is also an outside wc and store adjacent to the house.



INNER YARD

Immediately to the rear of the residence is a traditional yard with a number of stores and sheds including a lofted workshop. These could be used or converted for a wide range of purposes.

FORESTRY

The 35 acres of forestry was planted in 2000 and produces a premium of €7,490 per annum with 2 years left to run. The 2.5 acres of Christmas trees was planted 20 years ago with no premium payable.

FARMYARD

The farmyard is located adjacent to the residence but also has its own separate entrance off the local road. It is a traditional farmyard mostly under concrete and comprising the following:

- 4 span hay barn with slats (40–45 sucklers) & 2 dry base lean-to sheds.
- Cattle handling facilities with crush and pens.
- Silage slab.
- 4 span hay barn with small lean-to.



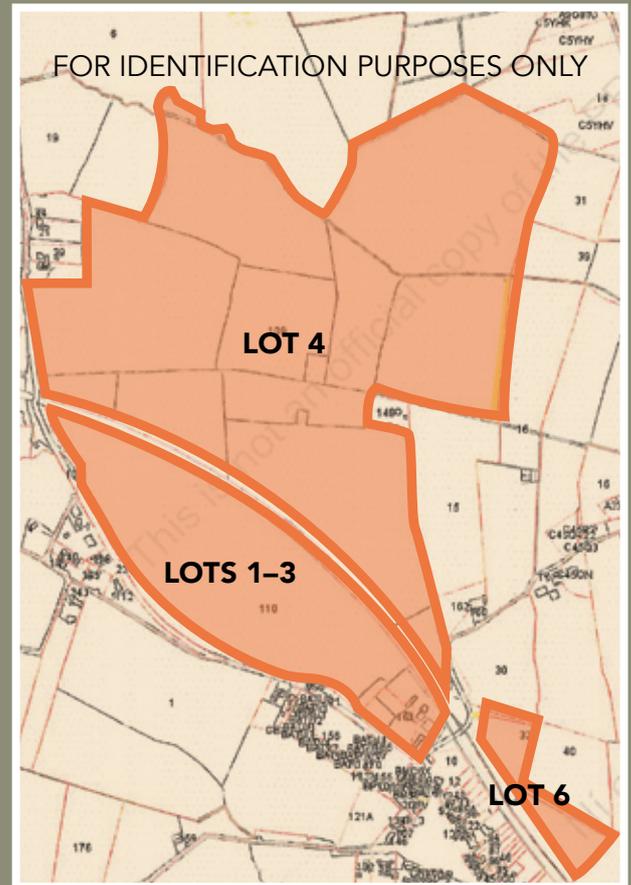
The land has all been well managed and farmed with boundaries maintained throughout. There is good shelter and the lands are suitable for arable or grazing use. There are stock handling facilities including loading pens and a crush on the northern side of the railway.



LAND

The entire property extends to 69.2 hectares (171 acres), divided by the railway line. There are approximately 16.26 hectares (40 acres) including the house & yard on the southern side of railway with 50.38 hectares (124.5 acres) to the north. There is also one smaller plot which is separated from the main holding and extending to 2.57 hectares (6.35 acres). The land is in a combination of grass, tillage and forestry, broken down as follows:

TILLAGE	16.18 hectares (40.0 acres)
GRAZING	38.03 hectares (94.0 acres)
CHRISTMAS TREES	1.010 hectares (2.5 acres)
FORESTRY	14.16 hectares (35.0 acres)



LOTS

The property is being offered for sale in the following lots:

- LOT 1: House & Yard on c.4 acres
- LOT 2: 36 acres adjoining residence
- LOT 3: Entire house & yard on 40 acres (Lot 1 & 2)
- LOT 4: 124.5 acres—northern side of railway
- LOT 5: Entire of lots 1–4 inclusive.
- LOT 6: 6.35 acres.



TITLE: Freehold

PLANNING: The Local Authority for the area is Offaly County Council and a portion of the holding closest to the Village is within the settlement boundary under the County Development Plan 2014–2020 extending to approximately 0.80 hectares (2 acres) and identified as 'Residential'. We understand 'Ashmount House' is a Protected Structure and is also recorded on the National Inventory of Architectural Heritage (NIAH) reference number 14926010

SOLICITOR: Stephenson Solicitors, 55 Carysfort Ave, Blackrock, Co. Dublin.

SERVICES: Mains water (group scheme), mains drainage, ESB & telephone provided to the holding. There is oil fired central heating in the residence.

BER: Exempt

ENTITLEMENTS: There are no entitlements with the farm.

FIXTURES & FITTINGS: Fixtures in house are included. All other items are expressly excluded unless stated otherwise.

AMENITIES / SCHOOLS: There are a range of primary and secondary schools in the vicinity including Clonygowan, Geashill, Tullamore & Portarlington.

SHOPPING: Tullamore, Portarlington, Kildare Village and Whitewater Shopping Centre Newbridge.

HUNTING: Brosna Foxhounds, Laois & Kildare hunts.

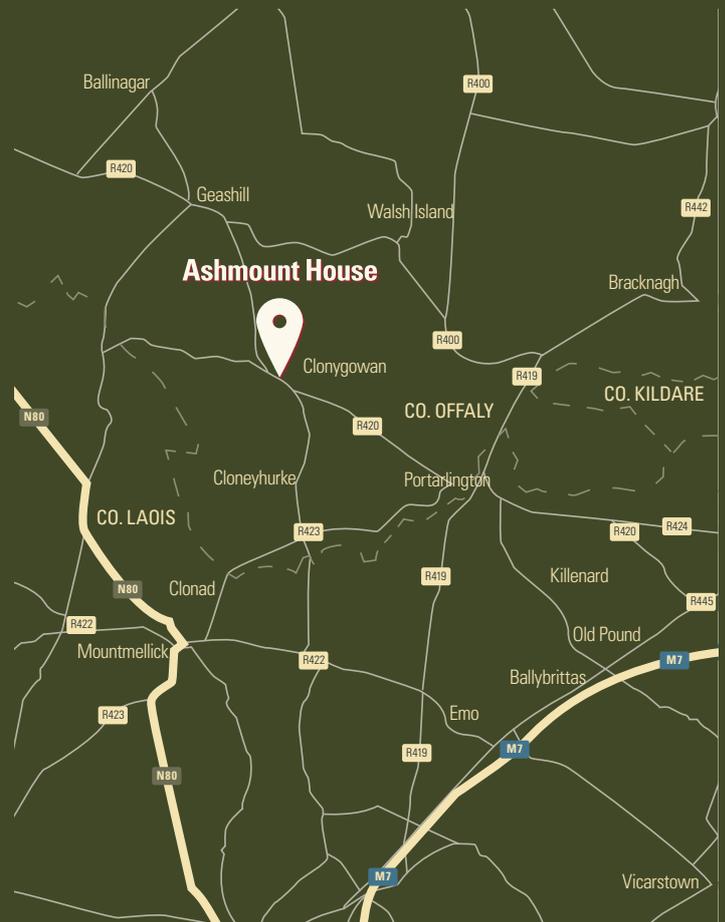
RACING: The Curragh, Punchestown & Kilbeggan

DIRECTIONS:

From Tullamore: Take the R420 towards Portarlington, once you go through Geashill continue straight and before Railway Bridge on left you will see the start of the property which runs all the way to edge of Clonygowan Village (Jordan signs will be in place).

From Kildare (M7): Heading south on the M7 take Junction 14 Exit and proceed into Monasterevin going through the town and past the old Hazel Hotel on your left. After circa 1 mile take turn to right signposted for Portarlington. Continue into Portarlington and out the Tullamore road the R420 which will bring you directly into Clonygowan. The property is on your right as you go past village centre (Jordan sign will be in place).

AUCTION DETAILS: For sale by Public Auction on Thursday 6th July 2017 in the Tullamore Court Hotel, @ 3pm (unless previously sold).



**VIEWING STRICTLY BY
APPOINTMENT ONLY**

JORDAN



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Chartered Valuation Surveyors

npc
National Property
Consultants Partnership

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PADDY JORDAN / CLIVE KAVANAGH



Edward Street, Newbridge, Co. Kildare, Ireland



045-433550



paddy@jordancs.ie / clive@jordancs.ie



www.jordancs.ie

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