



MASTER BEDROOM - 4.8m x 5.5m With built in wardrobes, coving

ENSUITE BATHROOM - 3.5m x 3.6m With tiled floor, coving, recessed lights, underfloor heating, bath, w.h.b., w.c. with vanity unit and bidet. Heated towel rack.

BEDROOM 2 - 4.8m x 5m With built in wardrobes, coving, TV and telephone point

BATHROOM - 2.8m x 3.5m With tiled floor, coving, recessed lights, bath, w.h.b., w.c. and bidet, large double shower cubicle.

UPSTAIRS:

LANDING - 2.09m x 5.68m With coving. Hot press.

BEDROOM 3 - 3.9m x 2.7m With built in wardrobes, recessed lights, coving

BEDROOM 4 - 5m x 3.1m With built in wardrobes, recessed lights

BEDROOM 5 - 4.8m x 3.1m With recessed lights, coving

ENSUITE BATHROOM - 2.7m x 2.4m With solid wooden floor, recessed lights, coving, w.h.b., w.c., bath

MAIN BATHROOM - 2.7m x 2.6m With recessed lights, coving, w.h.b., w.c. and bath



*The entire property is in excellent condition
having been finished to a very very high standard.*

Well worth viewing...

*This is a Most Desirable
Property and Ideally
Suitable for Training
Purposes, Sales Prep,
Sport Horse Enthusiast,
Showjumping, Eventing
and Breeding.*

FEATURES:

- Open sheds with turnout pens
- Hay barn
- Zoned oil fired central heating
- Double glazed hardwood sash windows
- Excellent electrical specification

SERVICES: Mains water, electricity, bio-cycle sewerage system, alarm

SOLICITOR: David J. O'Meara & Sons, Bank Place, Mallow, Co. Cork.

TITLE: Freehold

BER: 

DIRECTIONS:

FROM LIMERICK take the Tipperary Road to Oola, turn right in Oola, proceed to Cullen. In Cullen turn right followed by an immediate left at "Quinlans Pub", proceed for 1.6 km and turn right, proceed for a further 1 km the property is located on the left hand side.

FROM TIPPERARY Town take the Limerick Road to Monard, turn left in Monard, proceed to Cullen Village, turn left at "Quinlans Pub", proceed for 1.6 km and turn right, proceed for a further 1km the property is located on the left hand side.

GPS CO-ORDINATES; 52.504182, -8.294008.



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Longstone Stud

CULLEN, CO. TIPPERARY.
ON C. 52 ACRES (18.971 HECTARES)

Longstone Stud offers a Unique Opportunity to Acquire a Substantial Country Property with a Very Comfortable and Much Loved Family Home (c. 3,920 sq.ft.) on c. 52 Acres of Top Class Golden Vale Lands, situated in the Heart of "Scarteen Hunt" country with Wonderful Views of the Galtee Mountains.

BER C3



VIEWING STRICTLY BY APPOINTMENT



Longstone Stud

Longstone Stud was acquired by the present owners in the early 2000s with the residence extensively renovated and extended to create a most charming residence with very generous living accommodation, finished to an exceptionally high standard.

The property is approached by a beech lined avenue through recessed electric gates which lead to a gravel driveway to the front or a semi enclosed courtyard to the rear. Longstone Stud is located 1 hr 40 mins from Dublin, half an hour from both Cashel and Adare, 10 mins from Limerick Junction Train Station, 40 mins from Shannon International Airport and 1 hour from Cork Airport.

OUTSIDE:

The yard includes:

- 13 loose boxes
- Open sheds with turnout pens
- Hay barn
- 4 unit horse walker
- All Weather Sand Arena 20m x 28m
- Secure tack room
- 1.6 furlong All Weather Sand Gallop (Wexford Sand)



THE LANDS:

The lands which comprise 52 acres are all in permanent pasture with extensive road frontage. Laid out in 7 paddocks all dry ground with good shelter and renowned for their fattening qualities.

In addition to the 1.6 Furlong Circular All Weather Gallop there are also options of 4, 5 and 6 furlong grass gallops with challenging uphill terrain. This proven training grounds having produced Supreme Glory who went on to win the Scottish National and finished second in the English Grand National.

AMENITIES:

HUNTING: This is top class hunting country situated in the heart of the Scarteen Black and Tans Hunt Country, and Tipperary's, Limerick's and Duhallows all within an hours drive

RACING: Limerick, Tipperary and Clonmel



FISHING: Good fishing on the River Suir, Mulkear and the Blackwater

GOLF: In nearby Ballykisteen, Limerick Golf and Adare Manor



*A very comfortable
and much loved family home...*



ACCOMMODATION:

ENTRANCE HALL - 5.9m x 2.2m With wooden floor.

DRAWINGROOM - 5.9m x 5.2m With wooden floor, coving, feature marble fireplace,

DININGROOM - 5.9m x 5.2m With tiled floor, recessed lights, coving, feature brick fireplace with wood burning stove.

BACK KITCHEN - 4.6m x 3.35m With tiled floor, recessed lights, coving, built in units with integrated oven, hob and extractor unit.

UTILITY - 3.35m x 2.6m With tiled floor and cloakroom area with guest w.c. and w.h.b.

REAR HALL/STUDY - 4m x 2.8m With tiled floor, coving, recessed lights, door leading to rear patio.

OFFICE - 4m x 3.7m With tiled floor, coving, door leading to front lawn.

SPECTACULAR KITCHEN/ LIVING/DINING - 8.6m x 8.6m With hand painted fitted units, granite worktop, Island with granite worktop, electric 5 door Aga cooker, integrated electric oven with separate gas hob, wooden floor with raised ceiling and recessed lighting. Feature Jetmaster fireplace, bay window.

