

Feddaun, Melleray, Cappoquin, Co. Waterford.

21.7 Hectare Residential Roadside Farm.

Tranquil Scenic location at the foothills of the Knockmealdown Mountains.

Available in One or More Lots.



An Opportunity to acquire a compact residential farm.

Guide Price: €195,000.00

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LAND

10.80 Hectares (26.6 Acres) at Feddaun

- Roadside Lands, currently in permanent pasture running down to the *Glennafalia River*.
- Residence located at southern end of lands.



11.22 Hectares (27 Acres) at Knocknafrehane (Crowhill)

- Situated across the river from the main farm.
- “*Habitat area*” lands are covered with heather and natural vegetation.
- Bounded on two sides by Forestry plantation.



Situated at the foothills of the *Knockmealdown Mountains*, this residential holding is located in a very scenic area of Co. Waterford close to the *Vee Drive* and within a mile of *Mount Melleray Abbey*.

This property offers an opportunity to acquire a compact roadside farm with traditional residence with adjacent out-buildings less than 5 miles from Cappoquin.

Clonmel and *Dungarvan* are within 30 minutes drive, with *Lismore* and *Cappoquin* a short drive.



RESIDENCE

Porch / Conservatory

2.9m x 3.53m (9'6 x 11'7)

Living Room

4.01m x 4.67m (13'2 x 15'4)

Open fire with back boiler. TV point.



Bedroom 1 (*Off Living Room*)

3.35m x 4.06m (11'0 x 13'4)

Carpet and built in robes.



Kitchen / Dining Area

3.96m x 5.0m (13'0 x 16'5)

Built in units. Plumbed from dishwasher, Fridge Freezer. Electric Cooker. Storage area.



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Bedroom 2**2.87m x 4.11m (9'5 x 13'6)**

With fireplace. Built in storage. Carpet.

**Bedroom 3****3.53m x 2.59m (11'0 x 8'6)**

Single room with built in robe. Carpet.

Bedroom 4**2.74m x 2.38 (9'0 x 7'10)**

Single room. Built in robe. Carpet.

Bathroom**2.43m x 1.98m (8'0 x 6'6)**

Bath with electric shower overhead. WHB. WC

**Services:**

- Oil fired central heating and Back Boiler.
- Mains water – Group water scheme.
- Septic tank drainage
- Single glazed windows
- Internet Enabled.

**Outside:**

- Tarmac drive and parking area
- Garden to front of property
- Useful out-offices / storage
- Hayshed

Directions: On leaving Cappoquin, take the road towards *Mount Melleray Abbey*, turn at Cats Bar for *Mount Melleray*. Pass the Abbey and continue for approximately 1 mile. The property is 3rd on right hand side, after Mount Melleray gates (yellow piers).

Solicitor: *Ms. Valerie Carroll, Anthony Carroll & Co. Solicitors, Fermoy, Co. Cork having Carriage of Sale.*