

TWO-SOTREY FARMHOUSE

The two storey slated residence was constructed pre 1900 and comprises of the following :

Ground Floor : Porch, Kitchen / Diningroom, Parlour and Bathroom

First Floor : 4 bedrooms

SERVICES

- ESB
- Private water supply from deep well pump (shared)

SOLICITOR

Matt Kearney, Smithwick & Son, 43 Parliament St, Kilkenny. Ph : 056 7721936

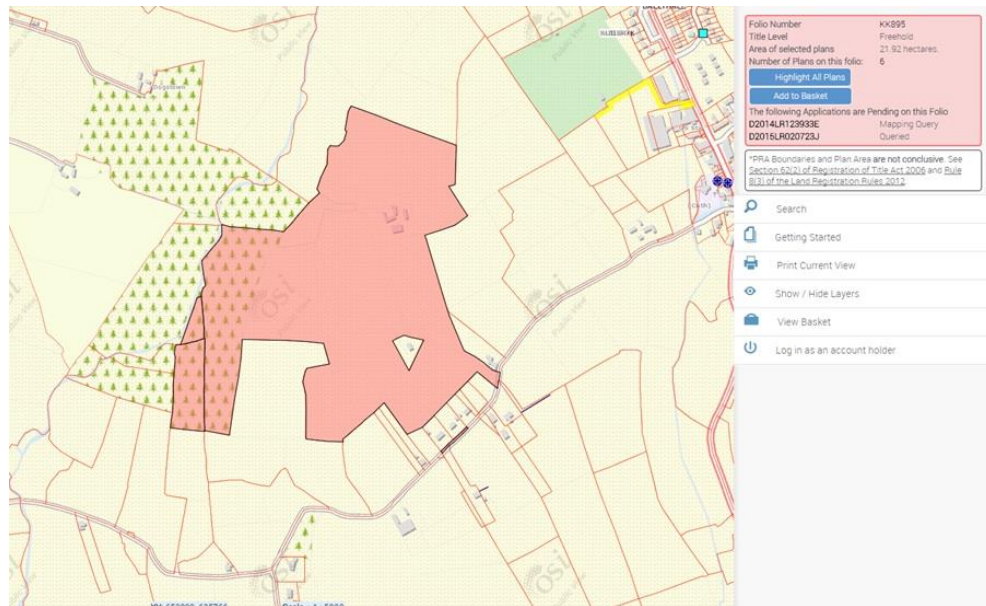
BALLYHALE, CO. KILKENNY.

c.57 ACRE RESIDENTIAL HOLDING



**FOR SALE BY PUBLIC AUCTION
THURSDAY 23RD APRIL 2015 AT 3PM
IN THE CLUB HOUSE HOTEL, KILKENNY.**

This is an impressive parcel with road frontage and with a roadway from the main road leading to the two-storey farmhouse and farmyard. It includes c.46 acres of superb pasture, laid out in suitable divisions with the remaining 11 acres located at the back of the farm in forestry. The property is located within walking distance of the village.



21.92 ha / 54.16 Acres (less 1 acre held for home place)



1.68 ha / 4.15 Acres



New Milking Parlour Construction 2012

17m x 7m (6 units, can be extended to 12 units with little or no further outlay)



- Assembly area extends to 625 sq m – including slatted area to accommodate slurry from milking parlour.
- Modern 5,500 litre milk tank, washing up facilities and water tank for parlour use, automatic feeder unit.
- Cubicle house measuring 133 sq m to house 32 cows.
- 3 bay shed (machinery storage) plus 2 lean-to sheds to provide open plan livestock accommodation.
- 3 bay A roofed shed 100 sq m (hay and straw storage)
- Calving unit and horse stable etc.
- Extensive parking and operational area.
- Recent drainage installation to deal with surplus water from farm buildings.