

**For Sale by Tender: Sampson's Court Stud Farm  
c. 48.38 Ha / 119.55 Acres with Sand & Gravel Deposits,  
Ballinakill, Co. Laois, R32 C2F6**

**Stokes**  
PROPERTY  
part of the Singer Vielle network



# Stokes

PROPERTY

part of the Singer Vielle network



## Summary

Residential stud farm with two-storey farmhouse, farmyard with extensive outbuildings and sand arena, and top quality, well-fenced pastureland with extensive sand and gravel deposits.



# Stokes

PROPERTY

part of the Singer Vielle network

## Location

Sampson's Court Stud Farm is located in Ironmills approximately 3.5km southeast of Ballinakill and close to the border with Co. Kilkenny. Castlecomer is c. 6.5 km southeast of the property and Abbeyleix is c. 10 km to the northeast.

Nearby National Primary Routes include the at N78 Castlecomer and the N77 at Abbeyleix.

Accessed from the Ballinakill to Castlecomer Road, the property adjoins a busy sand and gravel pit which shows the extraction potential of the land.





**Stokes**  
PROPERTY

part of the Singer Vielle network

## Description

Sampson's Court Stud Farm is a fine, residential farm c. 119.55 acres in a single block.

The two-storey, three-bedroom house is in excellent condition throughout and extends to c. 152 sq.m. / 1,636 sq.ft.

The extensive farmyard includes slatted cattle shed, large American-style barn with twelve loose boxes, haybarn, machinery shed, stores and a sand arena.

The lands are mostly in top quality pasture in well-fenced, manageable divisions. There is a forestry plantation c. 13.36 Ha / 33 acres.

According to a report compiled by Minerex Environmental the following estimated sand and gravel deposits are present:

- Zone A: 452,000 m<sup>3</sup>
- Zone B: 80,000 m<sup>3</sup> (roughly)
- Total: A +B= 523,000 m<sup>3</sup>

(copies available on request).

Note that the vendors are not giving any warranty as to the extent of the deposits. Prospective purchasers are advised to conduct their own investigations in this regard.

## Accommodation

### Farmhouse

#### Ground Floor

##### Entrance Hall

3m x 1.8m

##### Family Room – With vaulted ceilings and solid fuel stove

9.76m x 4.5m

##### Kitchen – With oil-fired Aga and modern fitted kitchen

4.71m x 4m

##### Utility Room

3.82m x 1.5m

##### Bedroom 1 – With en-suite shower room with WC, WHB and shower.

4.7m x 4.3m

#### First Floor

##### Bedroom 2

4.2m x 2.8m

##### Bedroom 3

4.8m x 4.3m

##### Bathroom – With tiled floor, WC, WHB, bath and shower

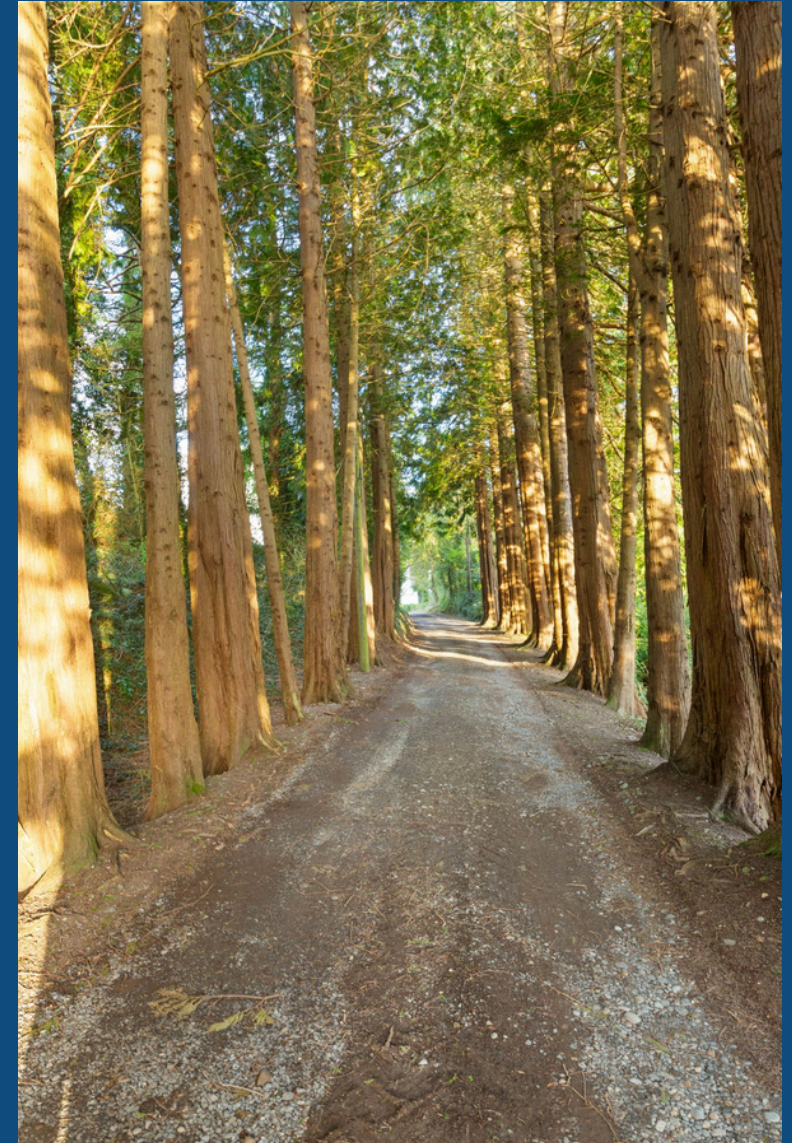
4.7m x 1.82m

Gross Internal Area c. 152 sq.m. / 1,636 sq.ft.

# Stokes

PROPERTY

part of the Singer Vielle network



Farmyard

American-style Barn – With 12 loose boxes and space for 4 more c. 360 sq.m. / 3,875 sq.ft.

Slatted Cattle Shed c. 172 sq.m. / 1,851 sq.ft.

Haybarn with Lean-To c.169 sq.m. / 1,820 sq.ft.

Storage Shed c. 100 sq.m. / 1,076 sq.ft.

3-Bay Machinery Shed. c.98 sq.m. / 1,055 sq.ft.

Sand Arena c. 45m x 20m





**Stokes**  
PROPERTY

part of the Singer Vielle network





**Stokes**  
PROPERTY

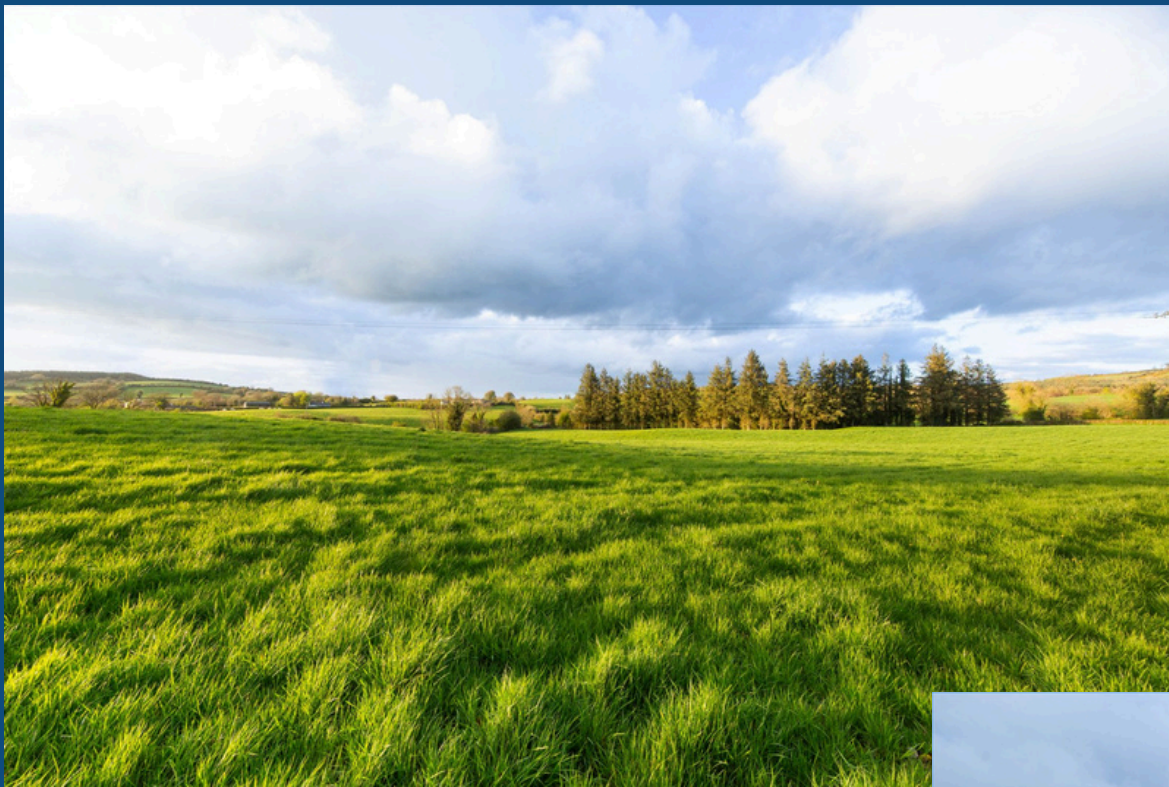
part of the Singer Vielle network

Title: Freehold

Services: Mains Electricity, Private Well and Septic Tank

Tender Date: Tenders to be submitted on or before 2.00pm 22nd June 2026. Tender documents available from Clark Hill Solicitors.

Data Room: Contact Stokes Property for access to the data room.



# Stokes

PROPERTY

part of the Singer Vielle network



Viewing and Further Information:  
Simon Stokes MRICS, MSCSI.  
Stokes Property Consultants Ltd.  
27 South William Street,  
Dublin 2  
D02 RP86  
simon@stokesproperty.ie  
+ 353 1 2334600  
PSR Licence No: 002615

Solicitor:  
Bernice Garrett,  
Partner,  
Clark Hill  
3rd Floor, Percy Exchange,  
8-34 Percy Place  
Dublin 4.  
D04 P5K3  
bgarrett@ClarkHill.com  
+353 1 663 5686



#### Legal Information – Disclaimer Ireland:

Stokes Property Consultants Limited t/a Stokes Property and the Vendor/Lessor give notice that: These particulars are for guidance only and do not constitute nor constitute any part of an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers/Lessees shall satisfy themselves by inspection or otherwise as to their correctness. No omission, accidental error or misrepresentation shall be a ground for a claim for compensation or for the rescission of the Contract by either the Vendor/Lessor or the Purchaser/Tenant. Neither the Vendor/Lessor nor Stokes Property Consultants Ltd. t/a Stokes Property nor any person in their employment has any authority to make or give any representation or warranty in relation to the property. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and all the negotiations are conducted on the basis that the Purchaser/Tenant shall be liable for any VAT