

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

No.5430



Brickfield Stud, Grange, Clonmel E01 HE02

- 7.26ac (2.94Ha) of top-quality land
- 3 bed house, 6 horse stables, 4 pony stables, 3 span hay barn
- Private, gated driveway
- Oil fired central heating
- Great rural location, close to Clonmel

Guide Price €350,000



Brickfield Stud, Grange, Clonmel, E91 HF98

Brought to the market by PF Quirke & Co. is a very nice rural property within easy reach of Clonmel.

Brickfield Stud is nicely situated close to Grange on the Clonmel to Ardfinnan Road. The property encompasses 8 acres 10 stables, 2 span hay barn, yard and 7.26ac (2.94Ha) of top-quality land (3 paddocks). This is a very rare opportunity to buy a property suitable for equestrian use or comfortable lifestyle country living close to Clonmel.

The residence accommodates a kitchen, sitting room, living room, bathroom and bedroom at ground floor while upstairs are two further bedrooms and a storage room. Living room stove is solid fuel generating extra heat source. There is bonus attic accommodation above. The house has been dry-lined with a full new roof on it since 2010 along with a new septic tank and percolation system installed.

Outside are 10 stables and a hay barn together with paddocks nicely fenced and recently reseeded. We recommend early inspection.

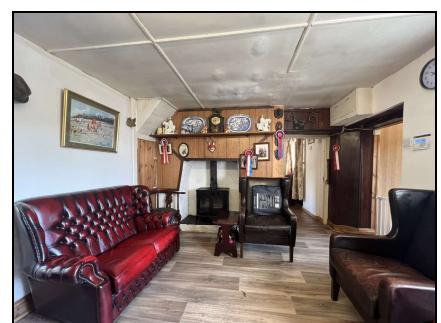
Kitchen 3.28m (10'9") x 2.57m (8'5")

Lino flooring, storage units at eye and floor level, gas hob and electric oven.



Sitting Room 3.4m (11'2") x 3.92m (12'10")

Lino floor, solid fuel stove, timber panelling along one wall.



Living Room 3.19m (10'6") x 4.05m (13'3")

Lino floor, open fireplace (solid Fuel) with brick surround, built in storage.

Back Hallway 1.67m (5'6") x 2.24m (7'4")

Lino floor.

Bathroom 2.43m (8'0") x 2.43m (8'0")

Tiled floor, tiled splashback, wet room shower, w/c, whb.

Bedroom 1 4.43m (14'6") x 4.57m (15'0")

Laminate floor.



Upstairs Landing 0.75m (2'6") x 3.83m (12'7")

Laminate floor.

Bedroom 2 3.68m (12'1") x 4.09m (13'5")

Laminate floor.

Bedroom 3 3.65m (12'0") x 1.98m (6'6")

Wooden floor.

Storage room 2m (6'7") x 3.33m (10'11")

Wood floor.

Attic 6.46m (21'2") x 4.09m (13'5")



Total Floor Area: 123 sqm (1324 sqft)

