

BURNCHURCH FARM, BURNCHURCH, CUFFESGRANGE, CO. KILKENNY. R95 E240.

c 25½ ACRE RESIDENTIAL HOLDING

**FOR SALE BY PUBLIC AUCTION
Friday 12th August 2022 at 3pm
In the Clubhouse Hotel, Kilkenny.**



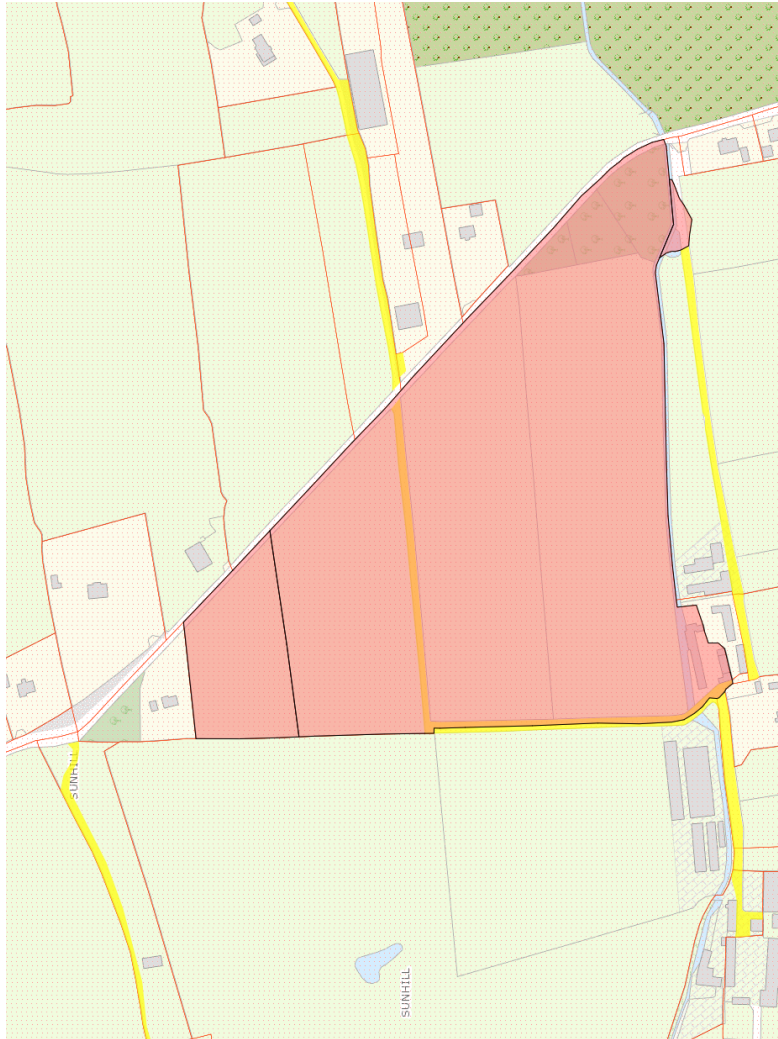
The prime holding will be offered in the following lots :

Lot 1 : The Entire c25½ Acre Residential Holding

Lot 2 c25 Acres

Lot 3 : c17.3 Acres Lot 4 : c7.7 Acres

Lot 5 : Two Storey Farmhouse & Outbuildings



LOT 2 : RESIDENCE ON CO.46 ACRES / 0.186 HECTARES

This is charming 3 bedroom property accessed via electric gated entrance to an enclosed yard where there's a beautiful long stone cut building with slated roof to the left and numerous other out-buildings, haybarn to the right. This home is deceptively spacious, 1½ storey slated residence with extension to rear, in a fabulous setting with yard to the front and small garden to rear. Located only 1.2km off the N76 Kilkenny / Callan-Clonmel Road. There are only 4 other homes down this roadway.

SERVICES : Group water scheme (pump house sited across from the entrance gate); Septic Tank (in rear garden); Oil fired central heating.

BER : to follow



ACCOMMODATION COMPRISES OF THE FOLLOWING:-

Ground Floor

Entrance Porch 7'02 x 5'10 (2.1 x 1.6) Vinyl flooring, timber panelling on walls; kitchen to left; sittingroom & bedrooms to the right.

Kitchen 16'03 x 10' (4.9 x 2.7) Tiled floor, units at floor and eye level, stairs leading to first floor, doors to livingroom, rear hallway and porch. 2 x windows; Stanley deLux 90 Oil cooker.

Living Room 16'03 x 9'02 (4.9 x 2.7) Timber flooring, solid fuel stove

Sitting Room 13'03 x 15'03 (4' x 4'6) Timber flooring, solid fuel stove



THE LANDS

The lands are all in one block being offered in various lots. Currently in tillage, the lands are of a multi-purpose nature and ideally suited to a wide range of agricultural pursuits. Extensive road frontage, just 1.2km off the N76 Kilkenny – Callan/Clonmel Road.

LOCATION

From Kilkenny, drive out the Callan Road and just after passing Tyreland on the right, take the next left – signed posted “Burnchurch”, continue down this road 0.8km and take a right turn, follow this road down towards the house 0.4km. The lands to the right and left after turning off are part of the lands being offered.

Signs are Up!

SOLICITOR

St. John Dundon, Dundon Callanan LLP Solicitors, Limerick.
Phone : (061) 411 022





AERIAL IMAGE OF LOT 4



AERIAL IMAGE OF LOT 3



- Hallway / Utility** 11'03 x 4'06 (3.4 x 1.2) Fridge Freezer & Washer
- Bathroom** 6'11 x 9'05 (1.9 x 2.8) WHB, WC and Triton T80
- Bedroom** 9'06 x 9'05 (2.6 x 2.6) Timber flooring
- Parlour** 13'08 x 10'06 (4 x 3.1) Vinyl flooring



- First Floor**
- Bedroom** 16'03 x 13'07 (4.9 x 4) Vinyl flooring
- Bedroom** 16'03 x 9'04 (4.9 x 2.6) Carpet flooring



FRONT & REAR OF PROPERTY



LOT 2 : RESIDENCE & OUTBUILDINGS ON 0.46 ACRES / 0.182 HECTARES



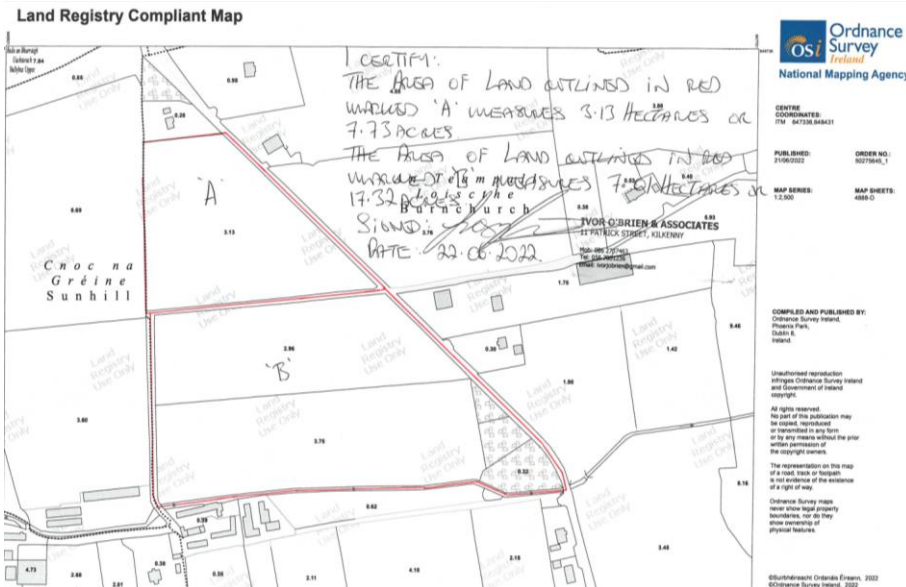
FIRST FIELD LOT 3



SECOND FIELD LOT 3



AERIAL IMAGE SHOWING ENTIRE HOLDING



LOT 3 : c25 ACRES (LOT 4 7.73 ACRES + LOT 5 17.32 ACRES)



LOT 4



LANDS TO BOTH SIDES OF ROAD