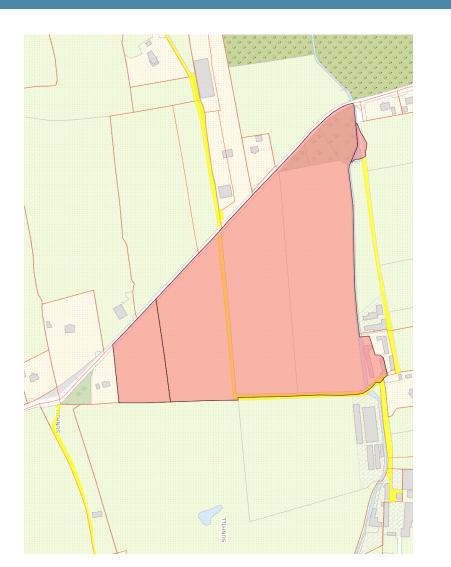
Pat Gannon Auctioneers Ltd. 55 John Street, Kilkenny. tel: 056 7723298 fax: 056 7723299 email: info@gannonauctioneers.com *Muffome.ie* **Caft.ie**

Licence No: 003442



Auctioneer Valuer Estate Agent



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

c 25¹/₂ 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

Kindly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for inaccuracy, but will take every care in preparing particulars. All offers are subject to the property being unsold, let or withdrawn. The above may be seer by appointment only. Any reasonable offer will be submitted to the owner for consideration. If the property does not interest you, kindly advise us as to your exact requirements. IDAV Institute of Professories Society of Participation Society of Society of

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, $1\frac{1}{2}$ storey slated residence with extension to rear, in a fabulous setting with vard 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:~

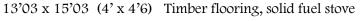
Ground Floor

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

16'03 x 10' (4.9 x 2.7) Tiled floor, units at floor and eve Kitchen 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





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

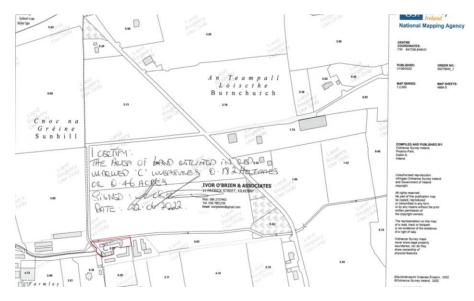


<u>First Floor</u>

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



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



FIRST FIELD LOT 3

SECOND FIELD LOT 3



AERIAL IMAGE SHOWING ENTIRE HOLDING



LOT 4

LANDS TO BOTH SIDES OF ROAD