

A SUBSTANTIAL RESIDENTIAL FARM ON C.180 ACRES (72.8 HA) CLONMORE, CO. CARLOW.

FOR SALE BY PRIVATE TREATY

*1km Clonmore, 6½km Hacketstown,
11km Tullow & 28km Carlow.*



This is a substantial property close to the Village of Clonmore, Co. Carlow. It comprises very good quality land suitable for Drystock or Tillage purposes. It is all in the one block in about 14 divisions with superb mature trees and great shelter. There is a traditional two storey farmhouse with farmyard comprising various sheds and cattle handling facilities.

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JORDAN 

Auctioneers, Estate Agents &
Chartered Valuation Surveyors

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IDEAL DAIRY/TILLAGE OR STOCK FARM WITH RESIDENCE AND YARD

LOCATION:

This property is located in the townland of Davishill, approximately 4 miles from Hacketstown and 7 miles from Tullow just off the R727 Killerig to Hacketstown road. The surrounding area is all dominated by agricultural land with many substantial farms and well maintained holdings in the immediate vicinity. Clonmore Village itself is a small rural settlement providing essential local services and facilities with the larger towns also easily accessible.

THE PROPERTY:

The property comprises c.180 (c.72.8 hectares) of agricultural land with a residence and yards which we describe below:

RESIDENCE:

The residence comprises a traditional 2 storey farmhouse. The entire requires complete modernization throughout. The accommodation includes: Ground floor: hall, sitting room, kitchen/dining room & utility First Floor: 3 bedrooms & bathroom.

The house is of solid block construction with plastered rendered exterior and natural slate roof. There are uPVC double glazed windows throughout and oil fired central heating.

YARD: The yard is located adjacent to the residence with a full hardcore concrete base and comprises:

- Slatted unit.
- Silage pit & dungsted.
- Cubicle shed.
- Hay sheds.
- General cattle handling facilities.

BER:  100750777

LAND: The land is very good quality suitable for Drystock or Tillage purposes, all laid out in the one block in about 14 divisions with superb mature trees and great shelter, good fencing and water to each division.

TITLE: Freehold

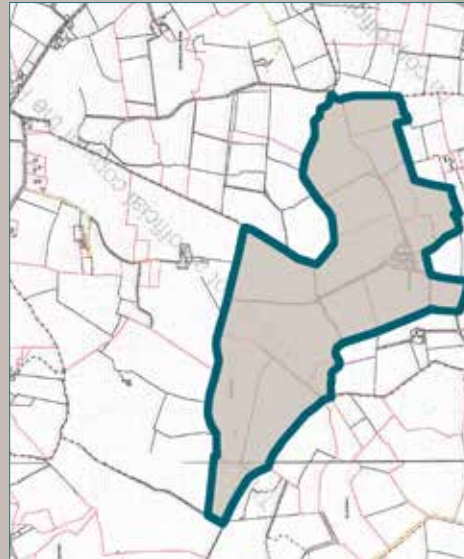
SOLICITOR: Delaney Dawson Solicitors, Newbridge, Co. Kildare.

SERVICES: We understand that private water, septic tank drainage, ESB and telephone available at the property.

VIEWING STRICTLY BY APPOINTMENT FROM SOLE SELLING AGENTS

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MAP OF LANDS:



LOCATION:



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