

## **“Glenville”, Ballydonnell, Mullinahone, Co. Tipperary. E41 NV21.**



### **c.78½ Acre Residential Holding**

#### **FOR SALE BY PUBLIC AUCTION**

**On Friday 5<sup>th</sup> September 2025**

**At 3 pm in the Club House Hotel,  
Kilkenny.**

**Prime residential holding to be offered  
for sale in the following lots :**

**Lot 1 : The Entire**

**Lot 2 : c.41½ Acres with Residence**

**Lot 3 : c.37 Acres.**

**Solicitor : Mary Molly, 2 Rose Inn Street, Kilkenny. Ph : 056 7765829**



## “Glenville” ~ Prime Roadside Residential Holding

We are pleased to offer Glenville, a captivating country residence set amidst approximately 78½ acres of prime farmland. The land is of exceptional quality. Accessed via a scenic, tree-lined driveway from the public road, the approach to this property is both impressive and inviting, with expansive fields gracefully flanking either side.



This residential holding is now available for sale in three separate lots, presenting a rare chance to acquire part or all of this property. The residence, while requiring some modernization, boasts a grand entrance hall and reception rooms on either side, perfect for creating a stylish and comfortable home. The ground floor also includes a spacious kitchen, bathroom, utility room, and store, with four bedrooms and an additional bathroom on the first floor.

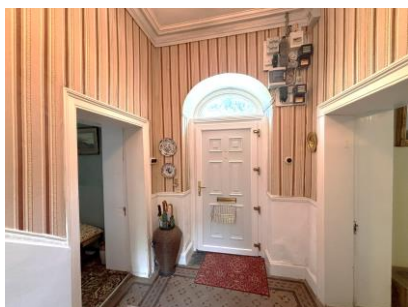
Glenville retains many of its original period features, including tall sash windows with traditional shutters, ornate cornicing, and decorative ceiling centerpieces, which add charm and character throughout.

Whether you're looking for a private country retreat, a renovation project, or a rural investment opportunity, Glenville offers an exceptional chance to transform this property into a beautiful country residence, set within outstanding farmland.

### ACCOMMODATION COMPRISES THE FOLLOWING :-

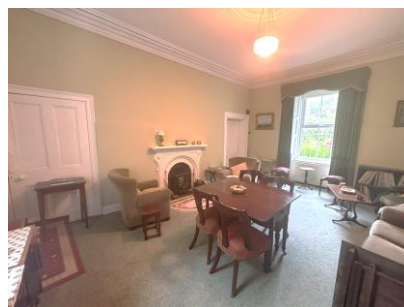
#### Entrance Lobby 14 x 6'8 (4.3 x 2.1)

Tiles on floor, carpet stairwell, reception rooms to either side with bathroom straight ahead.



#### Sitting Room 19'8 x 14'5 (6. X 4'4)

Bright & spacious rooms with two windows; carpet flooring, fireplace with electric stove; cornicing with center piece.



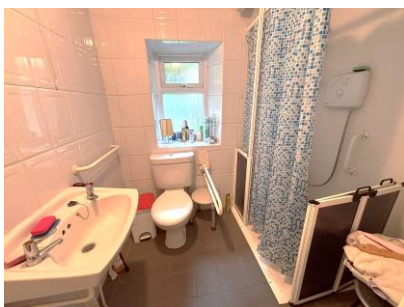
#### Bathroom 6'8 x 3'03 (2.1 x 0.9)

WHB, WC and Walk-in Shower with Triton T90xr electric shower, tiled floor to ceiling.



#### Living Room 15'5 x 14'9 (4.7 x 4.5)

Situated off the kitchen; carpet flooring, cornicing with center piece.



#### Kitchen -Dining 13'3 x 19'8 (4.1 x 6)

Large kitchen area with units at floor and eye level to one end, solid fuel cooker,

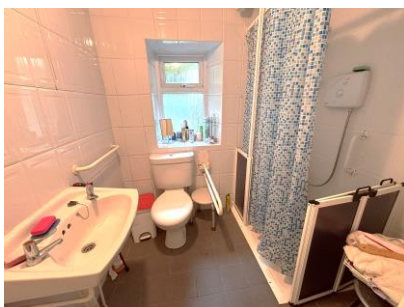


#### Rear Hallway 14' x 4'6 (4.3 x 1.4)

Tiled floor

#### Scullery 11'6 x 9'5 (3.5 x 5.9)

Storage Room with door leading out to yard to rear







## **FIRST FLOOR**

### **Landing 20' x 6'9 (6.1 x 2.1)**

Carpet stairwell leads to the first floor, with 2 rooms to the front of the house and a hallway, leading to a further 2 and a bathroom.

### **Bedroom 1 15' x 10'3 (4.6 x 3)**

Carpet flooring, cast iron fireplace, cornicing.



### **Bedroom 2 20' x 14'5 (6.1 x 4.4)**

Large bright room with two windows; carpet flooring, cast iron fireplace.

### **Hallway 28' x 2'7 (8.5 x 0.8)**

Carpet flooring

### **Bedroom 3 14'6 x 6'2 (4.4 x 1.9)**

Carpet flooring



### **Bedroom 4 13'3 x 10'3 (4 x 3.1)**

Carpet flooring

### **Bathroom 13' x 6'2 (4 x 1.9)**

WHB, WC and Bath, Vinyl flooring



## SERVICES

- Private Well
- Septic Tank
- Oil-fired central heating

**BER:** G Rating

**BER No.:** 118630078

## LOCATION

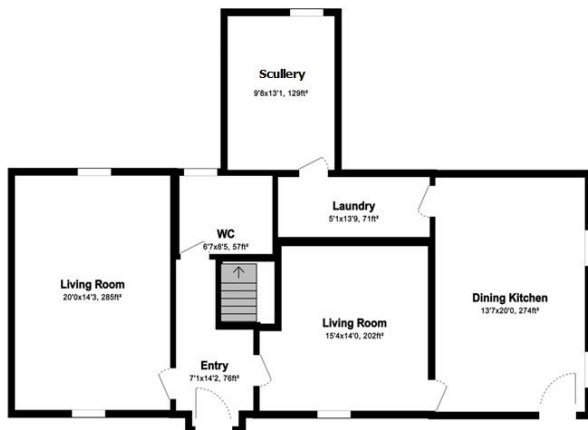
- 4km Mullinahone
- 5.7km Ballingarry
- 14km Callan
- 1hr 30 Cork Airport
- 1hr 50 Dublin Airport

## FEATURES

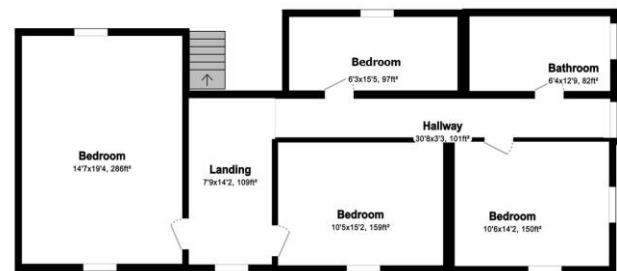
- 4 Bed, 2 Bath
- Maintains all of its original features – high ceilings, cornicing, window shutters
- Excellent living space for entertaining
- A Country Haven, with private laneway access from the public road
- These lands are in one block, but can be offered in two lots.



[Link to Video](#)



Ground Floor Layout



First Floor Layout



*Excellent Quality Lands All In Pasture*

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 seen 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.