

# Carnagarve, Bailieborough

## A82 YK23



28.86 ha / 71.31Acre

Residential Farm

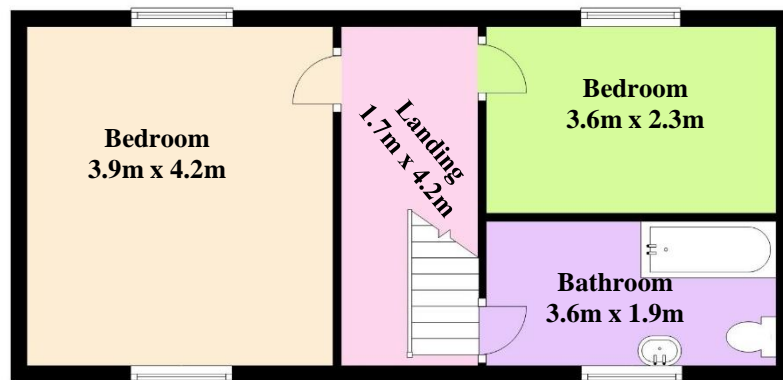
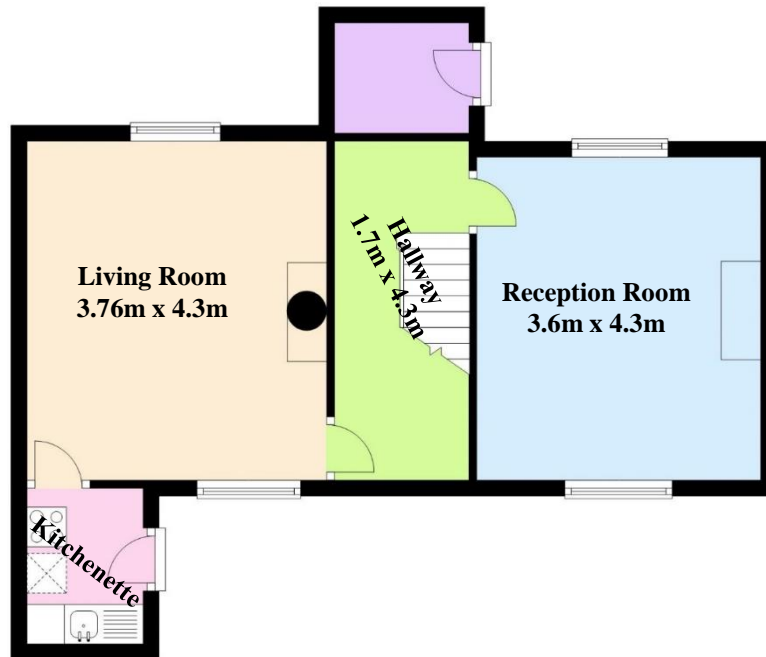
● About 4.4 kms from town ●

## The Dwelling

Compact Old Fashioned House  
with 86.8 sq m / 944 sq ft of  
gross internal accommodaion



## Floor Layout Sketch



### Services

- ⇒ Water from Wells
- ⇒ Mains Electricity
- ⇒ Private Sewerage System
- ⇒ Oil Fired Central Heating with Solid Fuel Stove linked to upstairs heating system



# The Farmyard

Approx. Gross  
External Areas

Sq. m

20 Cow Byre with 2 Dairy Areas

608

Hay Barn

94

Machinery Shed

113

Lofted Shed

103

Single Storied Shed

41

2 Small Storage Sheds

Concrete Yard

Stock Holding Area

Cattle Crush



Slatted Tank  
waiting to be  
covered with a  
suitable building

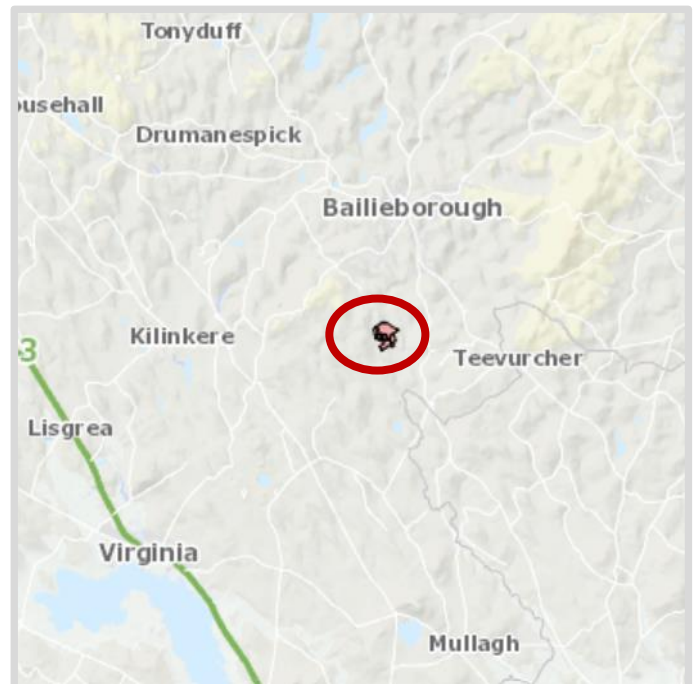
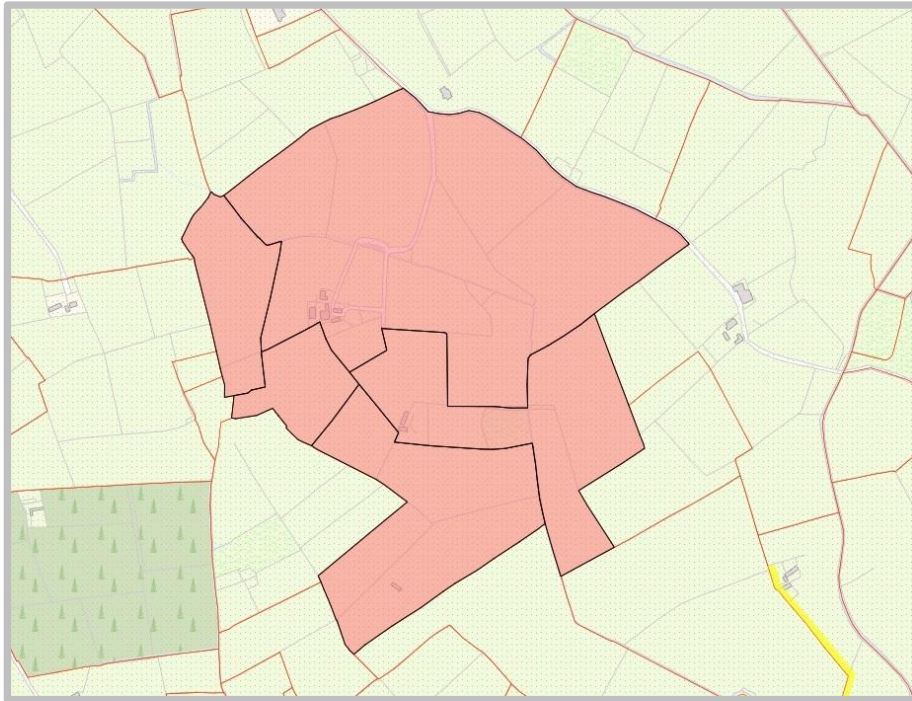
## The Lands

- Well maintained & containing good mowing ground
- Secure boundaries
- Network of farm roads
- Water supply from wells
- Entitlements





## Site Map & Location Map



Maps are not to scale. They are for information purposes only  
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### **Directions**

From Bailieborough.....

- Take, the R178, out of town towards Virginia for about 1.5 kms.
- Turn left onto L75861
- Continue for 1.6 kms and turn left
- Continue for another 1.3 kms to the property on the right.
- Geographical Co-ordinates 53.8856°N 6.9850°W

***Watch for the Agent's Signs***

**All Enquiries and order to view through Sole Selling Agent  
Peter Murtagh Chartered Surveyors  
Auctioneers & Agents**

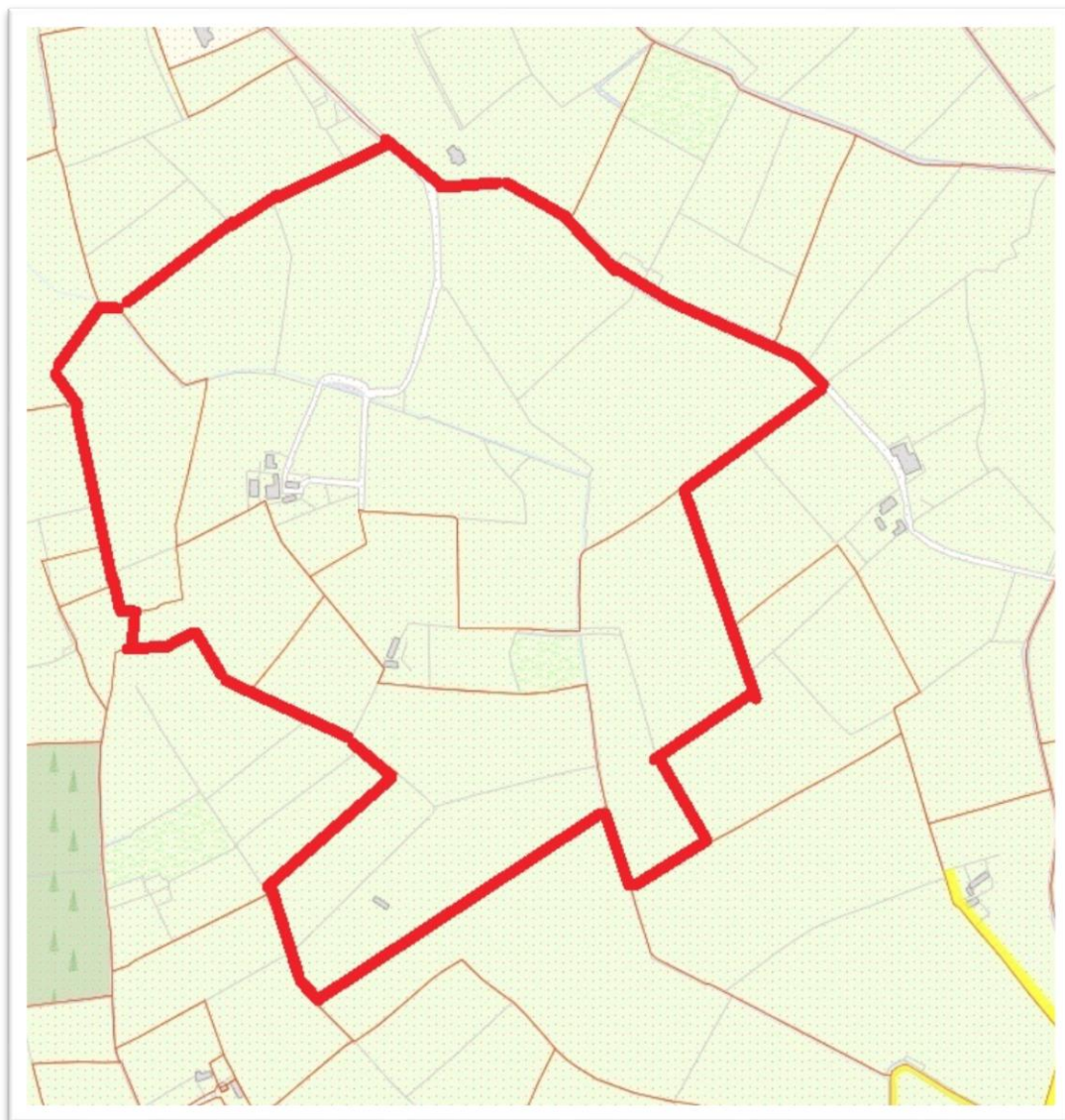
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Property Services Regulatory Authority Licence No. 001292



<i>Scheme Year</i>	<i>Qualifying Land</i>	<i>Est. Greening Payment</i>	<i>Total Payments</i>
<b>2018</b>	<b>27.77 ha</b>	<b>€2647.22</b>	<b>€7725.40</b>
<b>2018</b>	<b>Direct Payment Scheme</b>	<b>€5078.18</b>	

These particulars are issued on the implicit understanding that all negotiations are conducted through this agency and whilst care is taken in setting out these details we do not guarantee their accuracy nor do they form a contract or any part thereof.