



The owners purchased this property in 1998 as a pub with residence. They traded until 2004 and sold off the licence and incorporated the space into their living area. Located on a long straight stretch of road opposite Kilcooley Wall. One of Ireland's true hidden gems, Kilcooley Abbey is a simply wonderful place to visit. It is located in the beautiful Sliabh-Ardagh region of Tipperary, and is located within the walls of the Kilcooley estate, an impressive Georgian house with over a thousand acres of land.

Kilcooley Abbey was founded in 1182 after a grant of land to the Cistercians by Donal Mor O'Briain, King of Munster. It was the 'daughter house' of Jerpoint Abbey in County Kilkenny, and Kilcooley is without a doubt one of Ireland's finest Cistercian abbeys and is a wonderful example of Gothic architecture.

KILCOOLEY, GORTNAHOE, THURLES, CO. TIPPERARY. E41 V097.

For Sale By Private Treaty



Charming two-storey roadside residence in a wonderful country setting standing on 4.25 acres. Accommodation includes entrance porch, kitchen-dining, 2 reception rooms, large workshop / office / additional room, utility and toilet on the ground floor with 3 bedrooms, open plan room to top of stairs that could serve as an office and bathroom on the first floor. This home is nicely presented, but would benefit from some updating measures throughout.

GUIDE PRICE : €300,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

Entrance Porch 5' x 6'06 (1.52 x 1.8) + 5' x 4'04 (1.5 x 1.2)
Vinyl flooring, timber panelled ceiling inside the door with carpet as you walk into small hallway.

Living Room 21'10 x 13'03 (6.4 x 4')
Carpet flooring, 2 x doors lead out to large L-shaped room (used to be a bar), carpet flooring



L-Shaped Room (original bar) 35' 05 x 11'05 (10.7 x 3.4) + 25' x 11'08)
Timber flooring to one end with an open fireplace with door leading to livingroom, kitchen and toilet, concrete floor to the opposite end with a door leading back into the living area and a door leading outside.

Toilet & Store Room 14'03 x 9' (4.3 x 2.7)
Tiled floor, two cubicles, one used for storage, toilet in the 2nd, vanity unit, door leading to rear of property.



Kitchen-Dining Area 9'10 x 18'06 (2.8 x 5.5)
Laminate timber flooring, kitchen units at floor and eye level, tiled backsplash, patio door leading out to rear garden, door leading out to side of house and doors into the utility and sittingroom. Includes 6 ring gas hob with extractor fan overhead, utility is plumbed for washing machine and dryer.

Sitting Room 26'3 x 14'6 (8 x 4.4)
This is lovely room situated to the front of the house, with 2 bay windows and large window at end wall, a winding stairs leads to the first floor accommodation. Feature fireplace with large stove (back boiler that heats the house), Laminate flooring to dining end, carpet flooring to the front of the room.



FIRST FLOOR

Study / Office 13'06 x 15'02 (3.9 x 4.6)
This is an open plan area that would serve as an office, built-in storage, carpet flooring, access to the attic from here.



Landing 25'10 x 3.05 (7.6 x 0.92)
Carpet flooring, 2 windows looking out to the front of the property at Kilcooley wall.

Bedroom 1 12'10 x 10'09 (3.9 x 3)
Carpet flooring, built in wardrobes

Bedroom 2 10'08 x 12'07 (3 x 3.7)
Carpet flooring, built-in wardrobes



Hallway 2'11 x 4'03 (0.64 x 1.2)
Carpet flooring

Bedroom 3 13'02 x 9'04 (3.9 x 2.75)
Carpet flooring, situated to the front of the house.

Bathroom 10'10 x 7'06 (3.07 x 2.2)

WHB, WC, Bath with Triton 90 over the bath

SERVICES Own well & Septic Tank, Solid fuel central heating

BER To Follow

FEATURES

- Excellent spacious accommodation – with option to use the original bar area as an office / workshop / additional bedrooms.
- Tremendous character throughout
- Standing on 4.25 Acres situated around the house, small orchard to the right, sheds to rear.