

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland


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G299

No.5431



Shanbally, Ballypatrick, Clonmel E91 EP04

- 31.49 Ha (77.81 Acres) residential farm
- Southerly aspect
- 4 bedroom bungalow, 2 bathrooms
- Assortment of sheds & outbuildings
- All in grass



Guide Price €1,100,000

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Shanbally, Ballypatrick, Clonmel E91 EP04

Brought to the market by PF Quirke & Co. in conjunction with Shelly & Purcell, Shanbally, Ballypatrick comprises a rare opportunity to purchase a sizeable residential farm extending to 31.49 hectares (77.81 acres) contained in Folio TY16317. The lands are generally good and will benefit from investment. They have a Southerly aspect, sloping from the rear to the road, The residence accommodates entrance hall, sitting/dining room, kitchen, living room, 4 bedrooms and 2 bathrooms. Outside is a nice stone shed ideal for conversion if required. Other buildings include extensive stone workshop areas, stables, 4 span haybarn with double sided lean to, machinery shed etc. The lands are currently all in grass and while there is evidence of top springs, this could be dealt with by minimal draining.

Opportunities to purchase residential farms in this area do not come up too often. We recommend early inspection.

Entrance Hall 1.78m (5'10") x 1.75m (5'9")

Tiled floor.

Sitting/Dining Room 4.55m (14'11") x 4.31m (14'2")

Carpet, solid fuel stove with red brick surround, access to attic room with built in wardrobes on one wall.

Kitchen 4.29m (14'1") x 2.62m (8'7")

Units at eye and floor level, plumbed for dishwasher and washing machine, electric oven and hob.

Living Room 4.57m (15'0") x 4.11m (13'6")

Carpet, open fireplace.

Bedroom 1 3.06m (10'0") x 3.03m (9'11")

Carpet and built in wardrobes.

Back hall 2.13m (7'0") x 0.76m (2'6")

Bedroom 2 3.55m (11'8") x 3.83m (12'7")

Carpet.

Bathroom 2.82m (9'3") x 1.92m (6'4")

Bath, separate shower, tiled walls, w/c, whb..

Bedroom 3 3.59m (11'9") x 3.09m (10'2")

Carpet.

Bedroom 4 3m (9'10") x 2.95m (9'8")

Built in wardrobes

Ensuite 1.17m (3'10") x 2.96m (9'9")

Tiled floor, shower, w/c, whb.

Bonus Attic space 2.67m (8'9") x 3.01m (9'11")

Carpet

Shed 1 - Ground Floor 3.66m (12'0") x 3.63m (11'11")

Pedestrian access either side, solid fuel fireplace.

Rear shed 1 3.83m (12'7") x 3.07m (10'1")

Shed 1 - 1st floor 6.42m (21'1") x 3.63m (11'11")

Rear Shed 2 3.11m (10'2") x 3.67m (12'0")

Shed 2 / Workshop 4.58m (15'0") x 8.22m (27'0")

Electricity

Stable 1 4m (13'1") x 4.37m (14'4")

Shed (Stone) 3.08m (10'1") x 3.91m (12'10")

Old Parlour 4.14m (13'7") x 13.64m (44'9")

Main Shed - 4 span haybarn 23.17m (76'0") x 18.72m (61'5")

In 3 sections

Outhouse (No measurements)

Stable 2 4.08m (13'5") x 3.16m (10'4")

Built in feed trough.

Stable 3 4.13m (13'7") x 4.63m (15'2")

Built in feed trough.

Machine Shed 1 5.44m (17'10") x 4.5m (14'9")

Total Floor Area of residence: 126.65 sqm (1363 sqft)



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