

Forming part of the townland of Earlsland and Westcourt North Callan, Co. Kilkenny, registered under folio KK4867 and KK607, these fragmented lands comprise of a total of 14.501 acres, of good quality fertile type, presently all in permanent pasture. Access to the lands from the public road of c.30 yards, is shared with an adjoining householder, private laneway from the gate onwards.

The farmyard accommodates a number of traditional types out offices, namely livestock sheds, produce, fuel and tool stores, and a garage.

DIRECTIONS

If driving from Kilkenny, from Callan bypass take right turn signposted for Edmund Rice / Westcourt/ Kilmanagh and Ballingarry. Follow this road for 1.2km and take left onto the L1017, continue a further 1/2 km and laneway access to the property is on the left. There is a access to a private property on the left, continue straight down the avenue.



Folio : KK4687 – 12.65 acres



Lands to both sides of the laneway up to the house / yard

EARLSLAND, CALLAN, CO. KILKENNY. R95 WN36

Residential Holding On c.14 Acres (In One or Two Lots)

FOR SALE BY PRIVATE TREATY



This is a great opportunity to acquire a lovely compact holding in a prime location to include a two-storey farmhouse and out-buildings, in a wonderful setting, with a river flowing a short distance below the farmhouse. Avenue access from the public road with land on either side of the driveway. Inspection invited!

To be offered in lots as follows:-

Lot 1 : The Entire

Lot 2 : House and Farm Buildings on c.12½ acres

Lot 3 : Excellent roadside parcel of c. 1½ acres with site potential

