Pat Gannon Auctioneers Ltd. 55 John Street, Kilkenny. tel: 056 7723298 fax: 056 7723299 email: info@gannonauctioneers.com *Muffome.ie* **Caft.ie**



Licence No: 003442

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Auctioneer Valuer Estate Agent

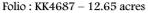
Forming part of the townland of Earlsland and Westcourt North Callan, Co. Kilkenny, registered under folio KK4867 and KK607, these fragmented lands comprise of a total of 14.501 acres, of good quality fertile type, presently all in permanent pasture. Access to the lands from the public road of c.30 yards,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







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 $c.12\frac{1}{2}$ acres Lot 3 : Excellent roadside parcel of c. $1\frac{1}{2}$ acres with site potential

RICS BOOM

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 All offers are subject to the property being unsold, let or withdrawn.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 see 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.

ACCOMMODATION COMPRISES OF THE FOLLOWING:~

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Entrance Hallway	9'07 x 6'05 (2.76 x 1.84)	Vinyl flooring, stairs to the first-floor accommodation, storage underneath stairwell.
Kitchen – Dining	16'02 x 10'10 (4.88 x 3.08)	Kitchen units at floor and eye level, tiled between units, vinyl flooring, solid fuel stove, door leads into living room.
Living Room	16'02 x 8'10 (4.88 x 2.47)	Vinyl flooring, tiled fireplace
Sitting Room	16'02 x 12'03 (4.88 x 3.67)	Solid timber floor, brick fireplace





FIRST FLOOR

Bedroom 1	17'04 x 9'02 (5.19 x 2.75)	Vinyl flooring
Bedroom 2	13'11 x 10'01 (4 x 3.05)	T&G flooring
Bedroom 3	13'11 x 5'08 (4 x 1.54)	Carpet flooring
Bedroom 4	12' x 10'11 (2.17 x 1.55)	Vinyl flooring, built-in wardrobes
Bathroom	7'11 x 5'10 (2.17 x 1.55)	WHB, WC and Shower unit (no shower), vinyl flooring, cladded around shower and walls fully tiled.



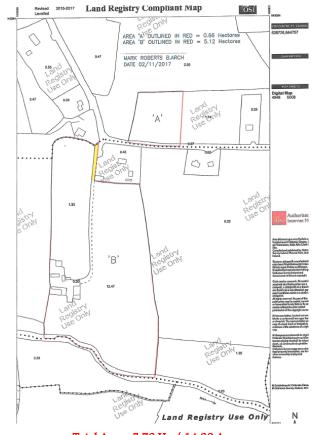
SERVICES : Septic Tank, group water scheme. Oil heating. Oil burning stove.

BER: G Rating. No. 111927737

This home extending to c.130 sq. m / 1400 sq. ft was constructed c.1890 and has been vacant for a number of years. It has great potential with the adjoining lands and out-buildings. Located c.170 m off the public road, 2.5km west of the town of Callan and 18km south west of Kilkenny city.







Total Area : 5.78 Ha / 14.28 Acres (Lot 1 ~ 5.12 ha / 12.65 acres & Lot 2 – 0.66 ha / 1.63 acres)