

## BER RATINGS

Cottage – G (105127484) Eircode R95 X5N0  
Main House – E1 (105127484) Eircode R95 F67C  
The Studio – G (800763054) R95 A5W7

## FOLIO'S

KK6053F 0.26 Ha / 0.64 Acres  
KK3129F & KK86F

## SERVICES

Mains water and septic tank, OFCH

## LOCATION

This site is located in a lovely rural area in the townland of Bishopsloough approximately 1.8km North East of Bennettsbridge at the junction of a private lane with cul-de-sac local territory road LT26324. 9km to Kilkenny City; 6km to the M9 at Danesfort; 13km to Thomastown; 49km to Waterford; 124km to Dublin City Centre. Train stations located at Thomastown and Kilkenny city, all within 10 minutes drive.

## DETAIL

The properties are standing on c.¾ of an acre (*site layout below*). There is independent access to all three properties with a shared right of way at the commercial property through to adjoining lands. Samphy House is accessed via an old stone wall with stone piers and wrought iron gates to the front with a separate entrance to the cottage but this can also be accessed from the courtyard at Samphy House.



# SAMPHY HOUSE, SAMPHY COTTAGE & STUDIO AT BALLYREDDIN, BENNETTSBRIDGE, CO. KILKENNY.

FOR SALE BY PRIVATE TREATY



A unique opportunity to acquire this fine holding which comprises of two residential properties and one commercial property. These properties are vacant for the past 7 years with some areas requiring extensive refurbishment / modernisation. Fantastic rural setting, located only a short distance outside the popular village of Bennettsbridge. This holding will be offered in one lot and has huge potential suitable for a number of enterprises. Viewing Strictly By Appointment!

**GUIDE PRICE : €405,000.**

**SAMPHY HOUSE – R95 F67C**

A two-storey detached property with an abundance of character – old style married in with the new, an L-shaped building, slatted roof with three doors opening out to a courtyard. Accommodation includes entrance hallway, kitchen, dining, 3 x reception, utility shower and toilet on the ground floor with 4/5 bedrooms, bathroom, toilet, shower room, living area and balcony looking onto the courtyard.



**COTTAGE – R95 X5NO**

This is a two-storey slated property with accommodation comprising of open plan kitchen-dining-living area on the ground floor with 2 bedrooms and bathroom on the first floor. Garden area to the front with independent gated access from the Ballyreddin Lane, but also an arch leading into the courtyard of the main Samphy House.



**COMMERCIAL BUILDING – R95 A5W7**

This building formally occupied by an Architect and one/two other small business, prior to that this was occupied by Stoneware Jacksons Pottery. Extending to c.6,600 sq ft, a modern bright spacious building suitable for a number of uses.

