

LOCATION / DIRECTIONS

Ballyouskill is a rural village on the South Laois-North Kilkenny Border. The village is situated at the foot of Ballymartin, the highest point in North Kilkenny. A road across the top of Ballymartin was used by Cromwell in his devastating march through Ireland. The old school now the Community Hall serves as the focal point for the area. The Wheel Inn is the local pub and grocery store at the entrance to the village, about 300 yards from this house. The church and graveyard are sited next door.

Distances from Ballyragget 5km, Kilkenny & Portlaoise 25km, Durrow 5km, Dublin 1hr 15 mins, Cork 1h 45 mins.

Co-ordinates : 52° 50' 38" N / 7° 19' 46" W



OSI Licence No : AU 0065316

BALLYOUSKILL, ATTANAGH, PORTLAOISE, CO. LAOIS.

C.44 ACRE RESIDENTIAL HOLDING

FOR SALE BY PUBLIC AUCTION
Thursday 23rd June at 3pm
At The Castle Arms Hotel, Durrow.



We have received kind instructions to offer for sale this landmark roadside property, which includes a fine 2 storey 5 bedroom residence, with 44 acres of good grass land, and modern farm buildings for 100 livestock all in one unit. This will be offered for sale in 1 or 2 lots as follows :-

LOT 1 : The Entire (Residence on c.44 Acres)

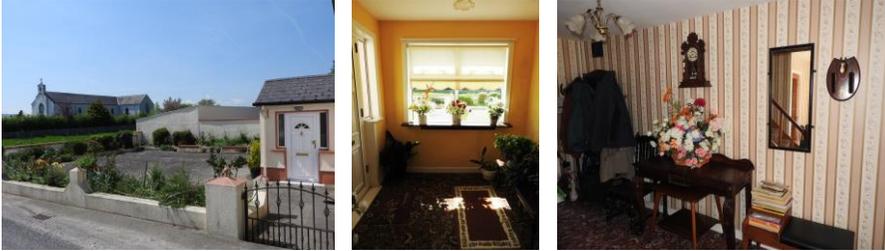
LOT 2 : Residence on c.1.3 Acres with yard and 5 span haybarn

LOT 3 : 42.7 Acres

SOLICITOR : Jim Binchy, Murphy & Co, The Old Courthouse, Abbeyleix, Co.Laois. Ph : 057 8731211

ACCOMMODATION COMPRISES OF THE FOLLOWING :-

Entrance Porch 6'02 X 7'05 (1.83 X 2.15) Carpet flooring



Hallway 5'11 x 13'07 (1.55 x 3.98) Carpet flooring, Store/Pantry beside stairs

Kitchen 12'03 x 20'06 (3.66 x 6.11) Units at floor level, oil cooker, vinyl flooring, timber panelled ceiling, recess lighting. Door leads to back kitchen, dining room and hallway.

Back Kitchen 12'03 x 16'00 (3.66 x 4.87) Units at floor and eye level, cladding on ceiling and walls, all external walls in this room drylined. Plumbed and includes washing machine, dryer, fridge and electric cooker. Door leading out to garden yard to rear.



Dining Room 13'07 x 15'08 (3.98 x 4.59) Situated to the front of the house, this used to be a shop about 25 years ago, vinyl flooring.

Sitting Room 13'05 x 12'02 (3.98 x 3.66) Carpet Flooring, tiled fireplace, solid fuel stove.



Hallway 3'05 x 11' (0.92 x 3.35) Carpet flooring, all walls have cladding on them

Bedroom 8'05 x 10'11 (2.45 x 3.08) Carpet flooring, built-in wardrobe

Bathroom 8'03 x 7'06 (2.44 x 2.15) WHB, WC and Bath, carpet flooring, cladding on walls

Bedroom FF 14'11 x 8'03 (4.30 x 2.44) First floor bedroom with carpet flooring, built-in wardrobes



LOT 2 : RESIDENCE WITH YARD, 5 SPAN HAYBARN, LEAN-TO & Paddock



LOT 3 : C.42.7 ACRES WITH FARM BUILDINGS

THE LANDS ARE IN BOTH CASTLEMARKET AND EARLSGARDEN TOWNSLAND

INVENTORY OF OUT-OFFICE'S

- Haybarn** opposite entrance as you drive in on the right going up the yard – this is 60' x 20', 1,200 sq ft / 110 sq m
- Lean-to Shed** to rear of haybarn above – 60' x 30', 1,800 sq ft / 166 sq m
- Workshop** 30' x 21', 630 sq ft / 55 sq m
- Stables x 3** Each 15' x 11'10, 499.5 sq ft / 46.40 sq m
- Slatted House** 90' x 24', 2,160 sq ft / 200 sq m
- Cubicle House** 105' x 24', 2,250 sq ft / 252 sq m
- 6 Bay Slatted Shed** 90' x 45', 4,050 sq ft / 373 sq m
- Produce House** 30' x 30', 900 sq ft / 83 sq m

Toilet

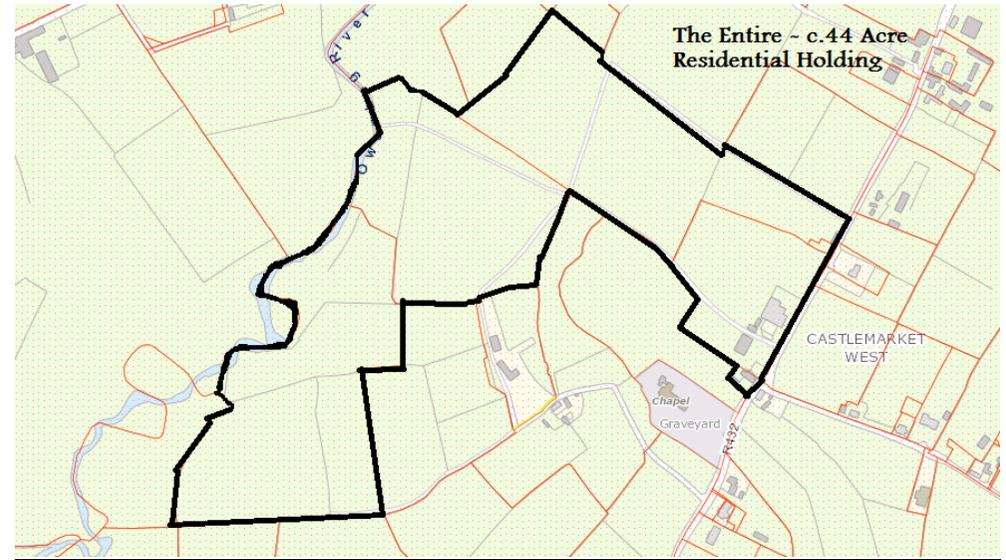
LANDS

The total lot being offered in 44 acres / 17.80 hectares, folio's as follows:-

- KK2686F 6.05 hectares / 14.95 acres
- KK2685F 4.39 hectares / 10.85 acres
- KK4741F 5.07 hectares / 12.53 acres
- KK4741F 2.36 acres / 5.83 acres

Image below shows where the lots can be split / divided. Outlined in red, the house can be offered on c.1.3 acres to include the yard with haybarn, lean-to and paddock to rear.

The rest of the farm buildings, outlined in blue will be offered with the lands and contains 0.6 of an acre.





FIRST FLOOR

- Main Bedroom** 13'03 x 11'09 (3.97 x 3.38) Carpet flooring, built-in wardrobe
- Shower Room** 4'08 x 7'06 (1.24 x 2.15) WHB, WC and Mira Electric Shower, cladding around shower area, carpet flooring.



- Bedroom** 10'09 x 11'07 (3.07 x 3.37) Carpet flooring, built-in wardrobe
- Bedroom** 15'04 x 10'04 (4.58 x 3'06) Twin bedroom with carpet flooring, built-in wardrobes x 2.



OUTSIDE

Shed off yard to side of house for fuel, storage etc
5 span haybarn down the yard opposite the entrance

SERVICES

Oil Fired Central Heating (2 x burners for water & heating)
Telephone & ESB
Own Well
Septic Tank
House is Alarmed

SALE TO INCLUDE

All carpets, curtains, blinds and light fittings, kitchen appliances and oil cooker.

FEATURES

Beautiful village location, nicely presented throughout from house to yard and farm buildings
The house is c.200 years old, the now dining room used to be a shop about 25 years ago
Numerous Out-buildings – fuel shed, storage etc.
Large private yard to rear, garden outside back door and lawn to side of house.

BER RATING

To Follow!