

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



**PAT  
GANNON**  
www.gannonauctioneers.com

Licence No: 003442

Auctioneer Valuer Estate Agent

### LOCATION

Cahir is a charming, picturesque & historic town on the banks of the River Suir in the south of County Tipperary. The surrounding lands are rich and fertile and the town nestles beneath the protection of the Galtee Mountains. Developed around the magnificent 13th century Cahir Castle, the town has many interesting sites including St Paul's Church of Ireland and remains of an Augustinian Priory. Two kilometres from the town is the Swiss Cottage, a delightful 19th century cottage orne, designed by regency architect John Nash.



Cahir is known as the crossroads of the South being positioned c.10 miles from Clonmel, 15 miles Tipperary town and c.18 miles from Mitchelstown.

This residential estate has enormous development potential with excellent road frontage onto the N8, c.22 acres are zoned residential currently accessed from Abbey Street .

*Image of Tobar Iosa (left)*

### FOLIO

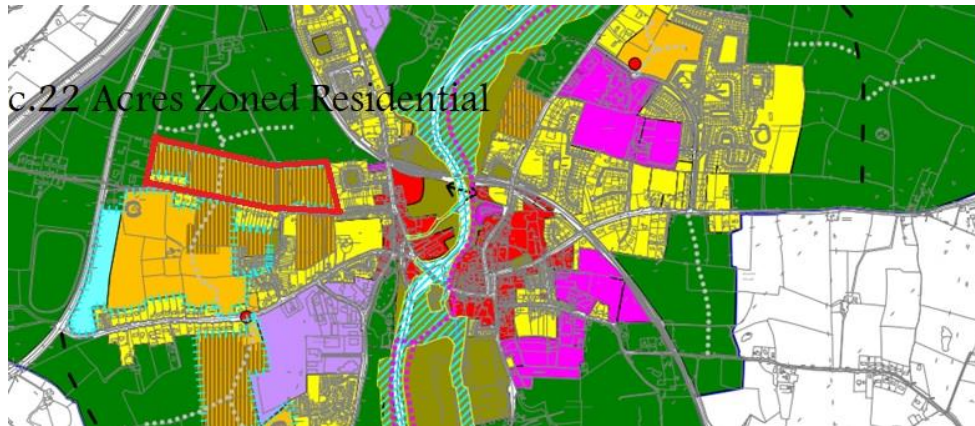
TY18138(34.63 ha), TY17997(9.39 ha), TY18005(0.43 ha) & TY52745F(0.12 ha)

### SERVICES

Own Water Supply, Septic Tank, Telephone & ESB, 3 Phase Electricity Supply

### ZONED LANDS

c.22 acres currently zoned residential under the Cahir Local Area Plan 2011



### SOLICITOR

John Hickey, Poe Kiely Hogan Lanigan, Kilkenny. Ph : 056 7721063

## BENGURRAGH HOUSE

### CAHIRABBEY UPPER, CAHIR, CO. TIPPERARY.

### SUPERB C.110 ACRE RESIDENTIAL ESTATE



**FOR SALE  
BY PUBLIC AUCTION**

**On Thurs 27<sup>th</sup> Sept.  
2018 at 3pm**

**In Cahir House Hotel,  
Cahir.**



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 All offers are subject to the property being unsold, let or withdrawn.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

ipav | Institute of Professional  
Auctioneers & Valuers

SOCIETY OF  
CHARTERED  
SURVEYORS  
IRELAND

RICS | the mark of  
property  
excellence





**Bengurragh House** was built in the late 1700's and has been in the O'Connor Family since 1928.

A most prestigious property on c.110 acres, adjoining the prosperous town of Cahir, and comprising of an elegant period residence, detached estate residences (2), together with a wide range of stables and farm buildings.

Main access to the estate is from Abbey Street and there from a private driveway through the farm lands. There are a further 3 additional points of access strategically positioned throughout the property.

Sheltering to the east of the Galtee mountains, with panoramic views of the south/south-eastern countryside, these fertile free draining lands are ideally suited to a multiplicity of enterprises, including agricultural and equine pursuits.

#### ACCOMMODATION COMPRISES OF THE FOLLOWING:-

Bengurragh House (Eircode E21 NP63) is a two-storey period residence with basement extending to c.3050 sq. ft / 283 sq. over the two floors, the basement area is c.1,525 sq. ft / 141.5sq m.

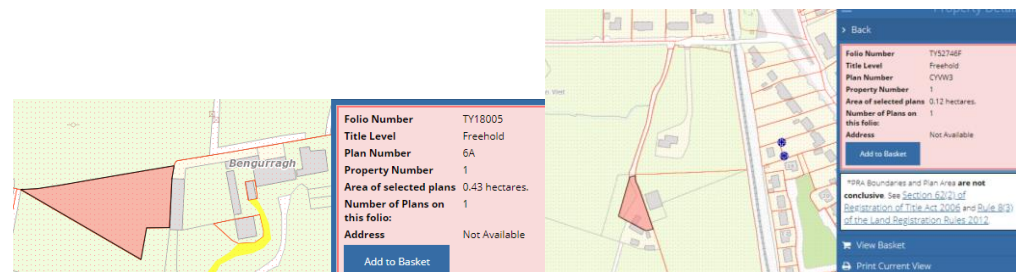
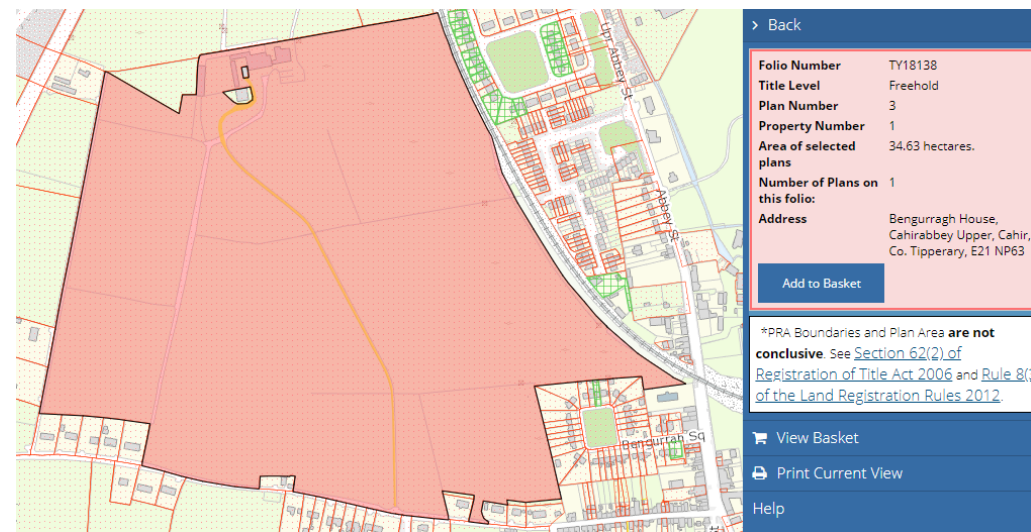
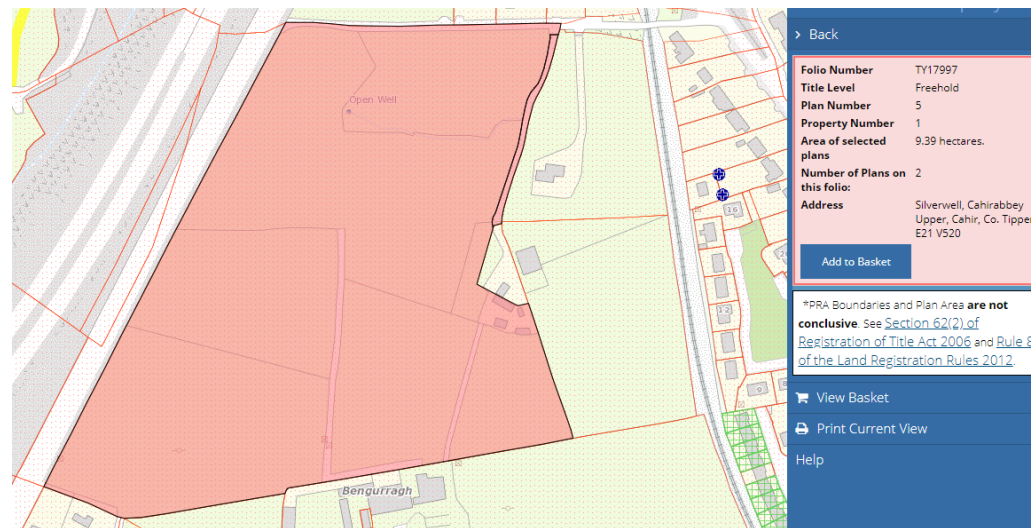
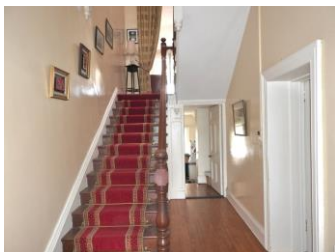
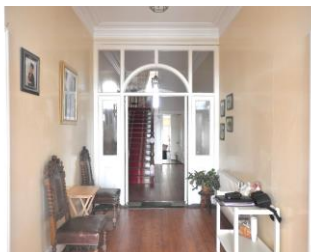
**BER RATING** G (No.111332748)

##### Ground Floor

<b>Entrance Porch</b>	9'72 x 7'78 (2.96 x 2.37)
<b>Hallway</b>	14'4 x 7'8 (4.38 x 2.38)
<b>Reception 1</b>	18'03 x 15'03 (5.49 x 4.58)
<b>Reception 2</b>	18'02 x 14'9 (5.49 x 4.54)
<b>Hallway</b>	17'13 x 7'85 (5.27 x 2.39)
<b>Reception 3</b>	15'7 x 15' (4.78 x 4.57)
<b>Utility</b>	15'6 x 14'22 (4.75 x 4.33)
<b>Bathroom</b>	3'61 x 5'54 (1.10 x 1.68)
<b>Hallway</b>	10'07 x 2'91 (3.06 x 0.88)
<b>Kitchen/Dining</b>	15'02 x 15'6 (4.58 x 4.75)

##### First Floor

<b>Landing</b>	15'04 x 10'04 (4.58 x 3.06)
<b>WC</b>	2'93 x 5'55 (0.89 x 1.69)
<b>Bathroom</b>	10' x 9'07 (3.05 x 2.76)
<b>Store Room</b>	10'9 x 7'33 (3.3 x 2.23)
<b>Landing</b>	7'85 x 21'86 (2.39 x 6.66)
<b>Bedroom 1</b>	17'9 x 14'9 (5.45 x 5.54)
<b>Bedroom 2</b>	12'07 x 7'85 (3.68 x 2.39)
<b>Bedroom 3</b>	14'93 x 17'9 (4.55 x 5.45)
<b>Bedroom 4</b>	14'91 x 15'53 (4.54 x 4.73)
<b>Bedroom 5</b>	15'5 x 14'48 (4.72 x 4.41)





**SILVERWELL, CAHIRABBEY UPR, CAHIR, CO. TIPPERARY.**  
**(Eircode E21 V520)**

Nicely presented two-storey detached property with accommodation comprising of open plan ground floor to include kitchen-dining-living area & utility room with 3 bedrooms and bathroom on the first floor. This property extends to c.88 sq m / 944 sq ft and was built in the early 1900's, being renovated / modernised in more recent years.

**SERVICES** : Oil fired central heating, telephone & ESB. Septic tank & water supply from main holding.

**BER RATING** F (No.111334314)



<b><u>GROUND FLOOR</u></b>	
<b>Kitchen-Dining-Living</b>	28'44 x 14'63 (8.66 x 4.45)
<b>Utility Room</b>	9'4 x 8'92 (2.86 x 1.80)
<b><u>FIRST FLOOR</u></b>	
<b>Landing</b>	6'8 x 2'7 (2.07 x 0.82)
<b>Bathroom</b>	9'03 x 6' (2.75 x 1.82)
<b>Bedroom 1</b>	6'72 x 12'40 (2.04 x 3.78)
<b>Bedroom 2</b>	17'83 x 7'55 (5.43 x 2.30)
<b>Bedroom 3</b>	11'6 x 10'5 (3.53 x 13.23)



**COMMERCIAL / FOOD PREPARATION AREA**

This building extends to 1416 sq. ft / 131.5 sq. m internal measurement to include 2 walk-in cold rooms, 2 preparation rooms, store rooms, office / cloak room.

**Services** : 3 phase electricity, water & sewerage

This property can be accessed from the main holding or independently through Silverwell, near Tobar Iosa Well.

**TWO-STOREY FARMHOUSE**  
**(Eircode E21 P440)**

This two-storey dwelling house sitting to the rear of Bengurragh House, off the courtyard extending to 1209 sq. ft / 112 sqm. It has been nicely maintained and was lived in up to recent weeks. A door from the utility opens out to the courtyard with stables / outbuildings leading out to the walled in garden.

**BER RATING** G (No.111334660)



<b><u>Ground Floor</u></b>	
<b>Entrance Hallway</b>	2'93 x 2'61 (0.89 x 0.79)
<b>Kitchen</b>	12'7 x 11'8 (3.87 x 3.59)
<b>Utility</b>	11'6 x 9'8 (3.53 x 2.95)
<b>Toilet</b>	2'87 x 7'17 (0.87 x 2.18)
<b>Sitting room</b>	15'2 x 17'88 (4.63 x 5.45)
<b><u>First Floor</u></b>	
<b>Bedroom 1</b>	10'3 x 11'6 (3.14 x 3.53)
<b>Bedroom 2</b>	15'3 x 18'55 (4.66 x 5.65)
<b>Bathroom</b>	15'05 x 7'3 (4.59 x 2.22)





