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**PAT
GANNON**

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Auctioneer Valuer Estate Agent



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Earlsrath House, Earlsrath, Mullinavat, Co. Kilkenny. X91 DX48.

FOR SALE BY PUBLIC AUCTION

ON FRIDAY 25TH NOVEMBER 2022

AT 3PM IN CARROLLS HOTEL, KNOCKTOPHER, CO. KILKENNY.



C.106½ ACRE RESIDENTIAL HOLDING

This is a fine roadside holding in a prime location and will be offered in various lots.

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 All offers are subject to the property being unsold, let or withdrawn.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

CHARTERED SURVEYORS IRELAND

RICS | The mark of property professionals

This farm is being offered in various lots as follows :

Lot 1 : c.106½ Acres with residence and farm buildings

Lot 2 : c.70½ Acres with residence and farm buildings

Lot 3 : c.44 Acres with residence and farm buildings

Lot 4 : c.26 Acres of excellent lands with own ESB and water supply

Lot 5 : c.25 acres of excellent roadside lands

Lot 6 : c.11 acres of roadside lands

The house is situated on a lovely, elevated site with excellent views. It is in good condition but needs modernisation. Accessed via tree lined avenue up to two separate entrances to the house and farm buildings.

ACCOMMODATION COMPRISES OF THE FOLLOWING :-

Entrance Porch	5'11 x 6'03 (1.6 x .8)	
WHB & WC		
Hallway	3'07 x 6'04 (0.9 x 1.8)	
Sitting Room	18'04 x 16'06 (5.5 x 4.9)	
Living Room	18'04 x 14'06 (5.5 x 4.3)	Solid fuel stove, stairs to first floor
Kitchen	13'9 x 11'09 (4 x 3.4)	
Scullery	13'09 x 6'02 (4 x 1.8)	



FIRST FLOOR

Landing	18'04 x 5'11 (5.5 x 1.6)
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SERVICES

- Septic Tank and Well (both pump house and tank in paddock to front of house)
- There is a separate water and ESB supply for Lot 4.

ADDITIONAL INFO

- Tarmac drive with a tree lined avenue up to the house and farm buildings – there's a separate entrance to the farm buildings / land.
- Good roadway throughout the farm
- Out-buildings off the main house
- 5 span slatted unit 75' x 20' with crush facilities
- 3 span slatted unit 45' x 19'

BER RATING

To Follow!

Excellent quality lands all in permanent pasture with the options of being sold in various lots as mentioned above

This property is well located, just off the M9, c.1 mile from the village of Mullinavat.

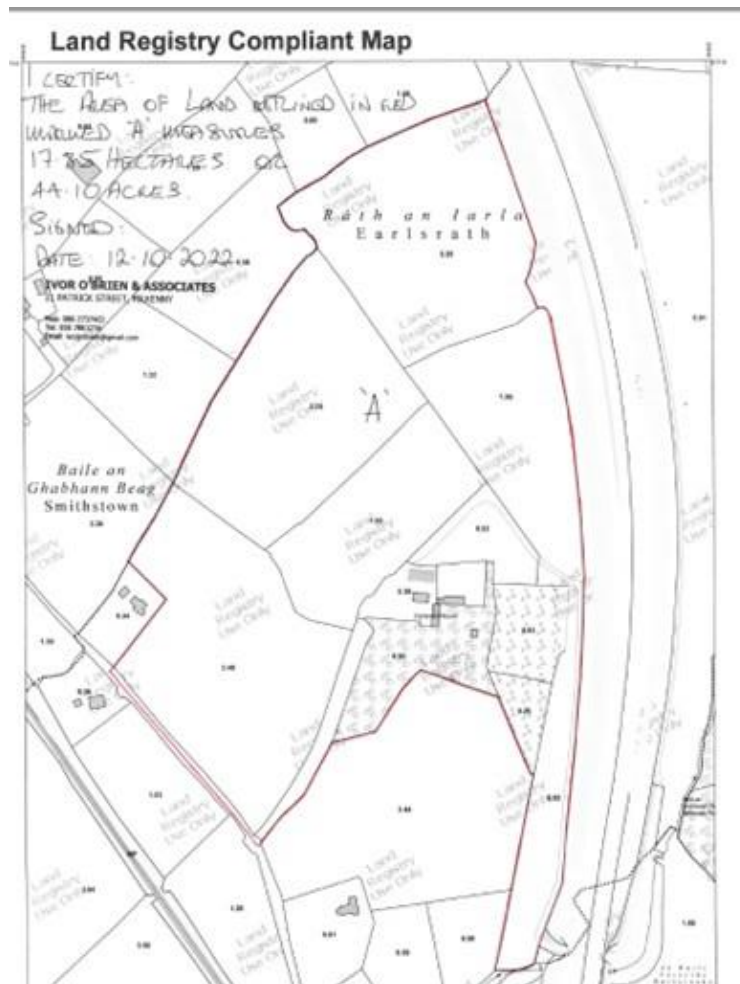




- Bedroom 1** 17'06 x 13'02 (5.2 x 3.9) Marble fireplace; 2 windows
- Bedroom 2** 13'04 x 7'04 (3.9 x 2.1)
- Bedroom 3** 7'08 x 15'10 (5.2 x 4.6) 2 x windows
- Bathroom** 5'10 x 8'04 (1.5 x 2.4) WHB, WC and Bath



Landing & Bathroom



Lot 3 : c.44 Acres with residence and farm buildings



Bedrooms 1 & 3

OUT-BUILDINGS



*Five span slatted unit 75' x 20' with crush facilities
And Three span slatted unit 45' x 19'*

