



VIEWING STRICTLY BY APPOINTMENT WITH THE SOLE SELLING AGENTS

SERVICES:

Private water, septic tank drainage, ESB, alarm, OFCH, broadband.

SOLICITOR:

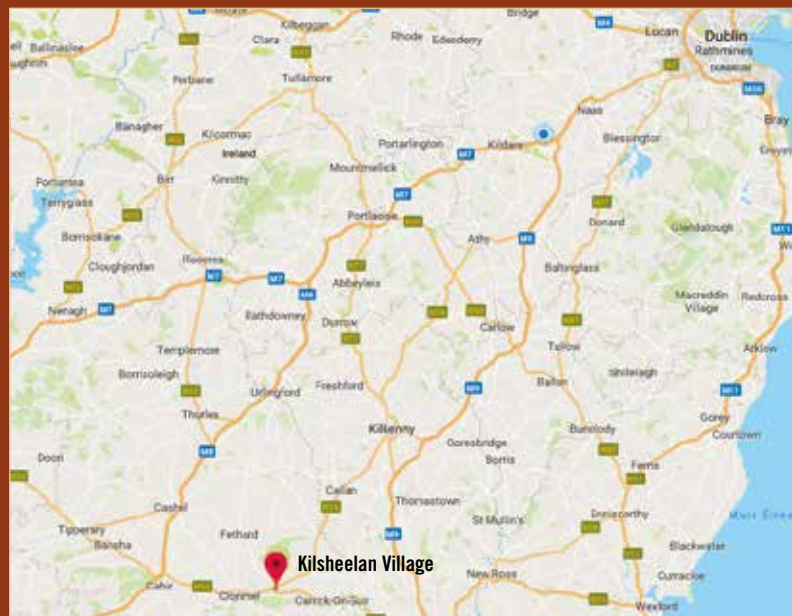
Nicholas Shee of John Shee & Co., 1 Old Waterford Road, Clonmel, Co. Tipperary

BER: Exempt

DIRECTIONS:

From Clonmel: take the N24 into Kilsheelan Village. Turn right onto the R680, over bridge and keep left. Landscape is about 500m on left.

From Carrick-on-Suir : take the N24 into Kilsheelan Village and turn left onto the R680, over the river bridge and keep left, property is c. 500 m on left.



JORDAN

**Auctioneers Estate Agents &
Chartered Valuation Surveyors**

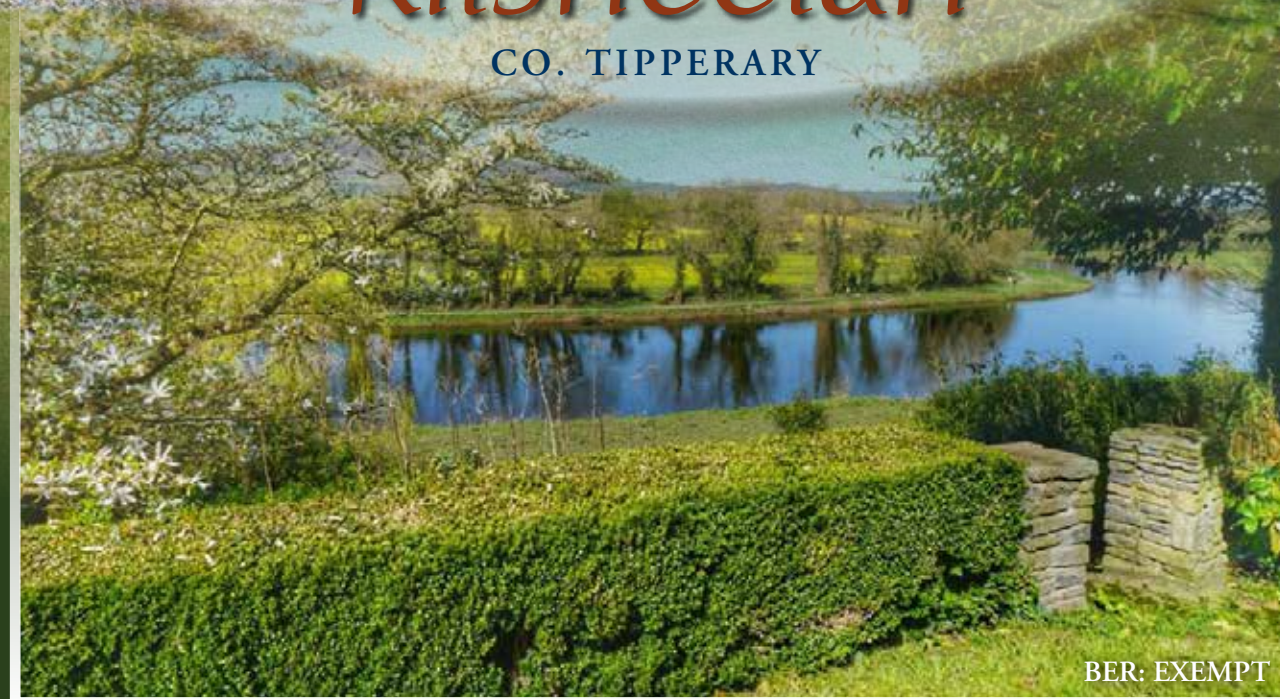
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Landscape Stud Kilsheelan

CO. TIPPERARY



BER: EXEMPT

A Fine Georgian Residence (c. 4,500 sq.ft.) with Compact Stud Yard,
14 Boxes, Staff Flat and Ancillary Facilities on c. 91 Acres in a
Wonderful Mature Setting Overlooking the River Suir with excellent fishing.

FOR SALE BY PUBLIC AUCTION

Wednesday 25th July 2018 @ 12.00pm in Hotel Minella, Clonmel, Co. Tipperary
(unless previously sold)

JORDAN

**Auctioneers, Estate Agents &
Chartered Valuation Surveyors**

Tel: 045-433550

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Landscape is a unique property and has been home to the O'Brien family since the 1970s. It was once part of the famous Mount Congreve Estate and is situated on a spectacular elevated setting, with magnificent landscaped mature gardens, overlooking the River Suir, with a beautiful stepped walk from the house to the river, with excellent trout and salmon fishing.

It has been run as a private stud by the present owners but is also ideally suitable for the sport horse enthusiast. Situated just outside Kilsheelan on the Waterford/Tipperary border, 4 miles from Clonmel, 7 miles Carrick-on-Suir on the N24, it has extensive road frontage on the R680 and is convenient to Clonmel, Carrick-on-Suir, Cashel, Cahir and Waterford. The M9 links Waterford to the north, while the M8 gives direct access to Cork and the South.

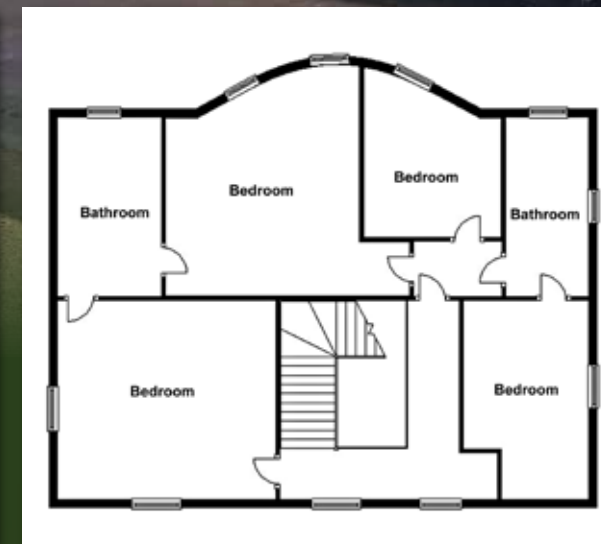


GUEST SUITE

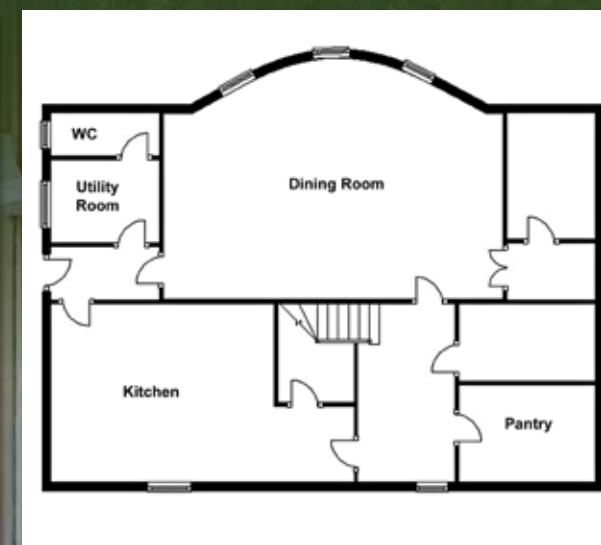
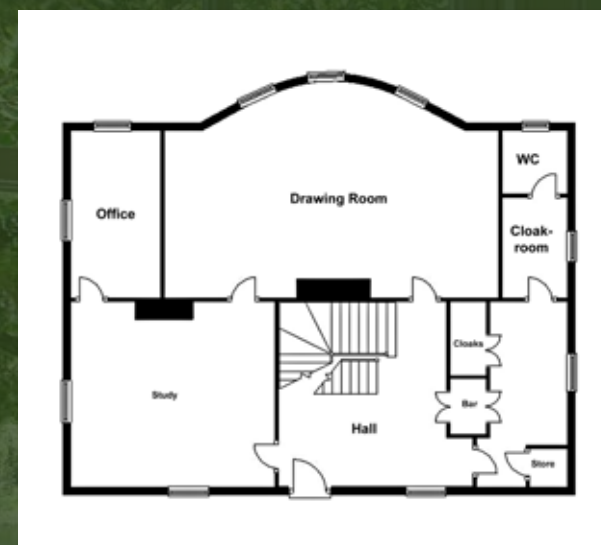
FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR





OIL FIRED CENTRAL HEATING

THE YARD:

- 14 boxes
- 3 bed staff flat (in moderate condition)
- Haybarns
- 8 unit walker
- Lunging ring
- Walled garden
- 3 isolation boxes

THE LAND:

Mostly limestone land, laid out in 8 paddocks all in permanent pasture, with superb shelter and extensive road frontage.



AMENITIES:

Landscape is in good hunting country with Kilkennys, Tipperarys, Waterfords and Kilmoganny Harriers all nearby.

RACING: Clonmel, Gowran Park, Tramore, Tipperary and Cork.

GOLF: Clonmel, Mount Juliet and Waterford.

FISHING: on the property, $\frac{3}{4}$ mile single bank fishing

SHOOTING: plenty of rough shooting nearby.





The property is approached through electric gates, and a mature tree lined avenue, to the Georgian residence, set back from the road in a wonderful and unique setting, overlooking the River Suir.

The gardens and grounds are a feature of the property, with many interesting and exotic trees, plants and flowering shrubs. Lots of paths for walks throughout the property and an interesting gazebo near the River.

The following horses were bred at Landscape Stud Albertas Run, Rule Supreme, Cornel Heager, Fr. Matt, Getme Out of Here, Duck and Dive, Highland Lodge and Cicareo.

The Georgian residence which dates from the early 1800's is well set back from the road and enjoys a wonderful setting overlooking the River containing c. 4,500 sq.ft. of living accommodation, it comprises:

ACCOMMODATION:

- ENTRANCE HALL: 4.52m x 4.17m
Bright open hall with staircase, drinks cabinet
- MAGNIFICENT DRAWING ROOM: 7.32m x 5.12m
Bowshaped with spectacular views over the river and gardens, Georgian fireplace – timber surround
- STUDY/FAMILYROOM: 5m x 4.41m
Cast iron fireplace
- OFFICE: 4.24m x 2.27m
- CLOAKROOM: Shelved, with storage
- BATHROOM: w.c. & w.h.b.

1ST FLOOR:

- BEDROOM 1: 4.38m x 4.94m
Shelved wardrobes
- BATHROOM: 4.28m x 2.31m w.c., w.h.b., bath
- BEDROOM 2: 5.53m x 3.73m
Bowshaped, wardrobe, access to bathroom
- BEDROOM 3: 3.64m x 2.67m Wardrobe, shelving
- BEDROOM 4: 4.53m x 2.89m Wardrobe
- BATHROOM: 4.28m x 2.31m w.c., w.h.b., shower



LOWER GROUND FLOOR:

- DININGROOM: 7.17m x 5.40m Bowshaped
- KITCHEN: 6.79m x 3.96m
Aga cooker, built in presses, sink unit, understairs storage
- PANTRY AND FREEZER ROOM
- UTILITY/CLOAKROOM: Plumbed, w.c., w.h.b.
- BOILER ROOM: Linen press
- GUEST SUITE: 8.40m x 5.55m
Includes bedroom and bathroom

