

Ballykillane House

on c.211 acres (85.39 ha)
Hacketstown, Co. Carlow

*Extensive tillage / grassland farm
with period residence
on c. 211 acres (c.85.40 ha)*

*For Sale by Public Auction (unless previously sold)
on 24th February, 2023 at 3pm
in the Lord Bagenal, Leighlinbridge, Co. Carlow*



Ballykillane House

Hacketstown, Co. Carlow

*Extensive tillage / grassland farm
with period residence on c. 211 acres (c.85.40 ha).
Available in one or more lots.*

An opportunity to acquire a substantial residential farm on c.211 acres with extensive dual road frontage onto the R727 and Hacketstown to Rathvilly road. The farm is offered with a period two storey residence, cut stone outbuildings, haybarn, all-weather outdoor arena and laid out in two large divisions with excellent road frontage and fenced divisions. The lands are in a mixture of permanent pasture / tillage and are suitable for all aspects of the agri sector. The River Derneen runs to the boundary at the back of Ballykillane House, providing drainage for the lands along with the benefit of an all year round natural water supply.

4
BED

2
BATH

2
LIVING

211
ACRES

2200
FT²



Accommodation

The residence dates back to the early 18th century, which at one stage formed part of the nearby Lisnavagh Estate. The house is approached via a recessed entrance, tree lined gravel driveway and extends to c.2,200 sq.ft. It enjoys a beautiful parkland setting, overlooking the River Derneen aided by a wonderful backdrop view of the Wicklow Mountains.

In need of significant refurbishment, Ballykillane House is a hidden jewel full of old world charm, a granite bay window off the drawing room and a stunning granite courtyard just waiting to be utilised.

The accomodation in brief comprises:

GROUND FLOOR

Entrance hall
2.74m x 2.44m

Kitchen
5.18m x 4.56m

Pantry
4.7m x 2.74m

Dining room
4.8m x 4.56m

Drawing room
5.41m x 4.56m

Back Kitchen
(incl. wc, whb)
3.35m x 2m

FIRST FLOOR

Bedroom 1
3.81m x 2.33m

Bedroom 2
4.5m x 3m

Bedroom 3
4.8m x 4.52

Bedroom 4
5.1m x 4.56m

Bathroom
4.87m x 2.74m





Lands

The lands are comprised in folios CW19229F & CW2068F and extend to c.211 acres benefitting from an excellent location, separated by the R727 and the Ballykillane / Rathvilly road. The lands are currently in a mixture of grass / tillage and are suitable for all aspects of the agricultural sector.

LOT 1

Includes the residence and farmyard on c.84 acres. There are c.25 acres in tillage, leased until December 2025 with an annual income of €6,200. The remaining lands, c.59 acres are all in grass and currently farmed by the vendors.

LOT 2

Extends to c.127 acres with frontage onto the R727 and the Ballykillane / Rathvilly road. It is leased until December 2025 with a rental income of €24,611 per annum.

LOT 3

The entire - residence and lands extending to c.211 acres.

Outside

Adjacent to the residence there is a farmyard consisting of a number of cut stone granite outbuildings set out in a courtyard, a large three bay double barn / machinery shed and a fenced all weather sand arena (36m x 20m) - all accessed via a separate gated access onto the main road.



Lot 2
c.127 acres

Lot 1
c.84 acres



Lot 3
The Entire
c.211 acres

Amenities

The property is only minutes' drive from the local town of Hacketstown which provides shops and services as well as both primary / secondary schools. The large provincial shopping town of Carlow is a mere 25km and along with its wide choice of shops, restaurants, recreational services is home to the South East Technological University (Carlow Campus). The M9 motorway is also easily reached and there is a good local bus / train service network.

HUNTING

with the Carlow Hunt.

RACING

The Curragh, Punchestown & Naas racecourse are all within easy driving distance.

GAA

Local clubs in Hacketstown, Rathvilly & Tullow.

FISHING

The local rivers of The Derreen, Barrow & Slaney offer excellent fishing.

GOLFING

Borris, Bunclody, Bagnelstown, Carlow & Mount Wolessy Golf clubs are also within easy reach.

Details

SERVICES

Private well water · Mains electricity · Telephone · Septic tank drainage

MAP CO-ORDINATES

Lat: 52.865878 (52° 51' 57.16" N)

Long: -6.590747 (6° 35' 26.69" W)

Eircode: R93AE13

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not. All sporting rights, standing timber and minerals insofar as they are owned, are included in the freehold sale.

FIXTURES & FITTINGS

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together are excluded from the sale but some may be available by separate negotiation. Such items include all carpets and curtains, light fittings, domestic electrical items and garden statuary.

SOLICITOR WITH CARRIAGE OF SALE

Mr. David Osborne, OMD Solicitors, Abbey Moat House, Abbey Street, Naas, Co. Kildare Tel: 045 899485.

VIEWING

Viewing is strictly by appointment with the selling agents.



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