44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

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S462

No.5515





Moher, Ballyporeen

- For Sale by Auction (UPS) on 25th June 2026 at 3pm
- Residential farm with 5 bed detached house
- Excellent quality agricultural land
- Extensive yard with slatted sheds and dairy building
- Easily accessed land suitable for grazing



Guide Price €1,000,000

44 Gladstone Street Clonmel County Tipperary
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Moher, Ballyporeen

For Sale by Auction (UPS) on 25th June 2026 at 3pm

PF Quirke & Co Ltd in conjunction with JJ O`Brien & Sons presents Moher, Ballyporeen to the market. This property comprises 21.75 hectares (53.7 acres) of agricultural land, a 5-bed, two-storey, detached house, yard, milking platform and other farm buildings. These include a 3-span haybarn with double lean-to which is laid out in cubicles, calving area and feed passage. There is a dairy and parlour, a three span dry shed and a 4 span double-sided slatted shed, part cubicled. There is space for pit and bale silage and two large feed bins.
The residence is a detached, 5-bedroom house. It comprises an entrance hallway, living room, kitchen/dining room, downstairs bedroom and en-suite bathroom. Upstairs, there are 4 bedrooms and a family bathroom. Attached to the rear of the house, is a stone shed which also includes a WC and WHB.
The lands are contained in folio numbers TY7956, TY2652 and TY4140. These are serviced by a farm roadway and are nicely paddocked for grazing purposes. The lands are dry and easily farmed. This is a nice property and a manageable farm with a good residence and facilities thereon.

Entrance Hallway 2.26m (7'5") x 1.92m (6'4")
Lino flooring, panelled ceiling and walls with coving

Living Room 5.66m (18'7") x 4.98m (16'4")
Carpet flooring, tiled feature fireplace, coving

Kitchen/Dining Room 4.84m (15'11") x 5.35m (17'7")
Laminate flooring, units at eye and floor level, stove

Rear Hallway 2.48m (8'2") x 1.35m (4'5")
Laminate flooring, access to attic space

Bedroom 1 4.14m (13'7") x 3.9m (12'10")
Downstairs, laminate flooring, Velux Window

En Suite Bathroom 2.32m (7'7") x 3.88m (12'9")
Fully tiled walls and floor with mosaic tiles in shower area, WC, WHB, electric shower

Landing 11.38m (37'4") x 1.02m (3'4")
Carpet flooring, wood panelling

Bedroom 2 4.32m (14'2") x 3.17m (10'5")
Carpet flooring, dual aspect windows, wood panelling

Bedroom 3 4.19m (13'9") x 3.5m (11'6")
Carpet flooring, built in wardrobes, wood panelling

Bedroom 4 4.33m (14'2") x 2.74m (9'0")
Laminate flooring, storage press, wood panelling

Bedroom 5 3m (9'10") x 2.84m (9'4")
Carpet flooring, wood panelling

Family bathroom 2.17m (7'1") x 1.72m (5'8")
Lino floor with tiled shower area and backsplash, WC, WHB, shower, heated towel rail

Total Floor Area: 176.87 sqm (1904 sqft)











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