

Ref: P6583

BALLINREE, CORRIES CROSS, BAGENALSTOWN, CO. CARLOW R21 H738



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**VALUABLE C. 22 ACRE RESIDENTIAL HOLDING  
WITH FARMYARD & OUTBUILDINGS  
FOR SALE BY ONLINE AUCTION ON FRIDAY 8<sup>TH</sup> OF SEPTEMBER AT 12 NOON (IN 1 OR MORE LOTS)**







#### LOCATION:

This property enjoys an excellent location along the L3001, just a short distance off the Borris to Garryhill road, 1.5km from Corries Cross and 7km from Bagenalstown.

Borris is a fine market town in a scenic and sought after area, close to the Carlow/Kilkenny border and offers a range of shops, services and both primary and secondary schools.

Bagenalstown is a picturesque town situated on the River Barrow and offers a good selection of services with primary and secondary schools, shops and excellent sporting facilities. The area is renowned for its riverside walks, locks, fishing and the Barrow Way walking route passes through the town. The property is 25km from both Kilkenny city and Carlow town.

#### DESCRIPTION (RESIDENCE):

Built in 1935, the residence extends to approximately 63m<sup>2</sup> and still retains an abundance of charm and character with many original features.

Accommodation briefly consists of entrance hall, sitting room, kitchen/dining room, back hall, downstairs toilet, loft, bedroom on the ground floor with two further bedrooms, both en-suite, on the first floor. The house is presented in good condition but would benefit from some modernization. There are an extensive range of outbuildings with the property which offer a variety of uses.

Residential accommodation comprises as follows:



Entrance Hall:	1.8m x 1.4m	Solid wood flooring, front door
Porch:		
Hall:	1.2m x 1.1m	Carpet
Bedroom 2:	4.0m x 4.5m	Carpet, vaulted ceilings
Loft:	4.0m x 1.8m	Timber flooring
Sitting room:	4.7m x 4.4m	Carpet, feature fireplace with stove
Kitchen/Dining:	3.1m x 4.7m	Tiled flooring, fitted waist high and eye level units, oven, dishwasher, hob, extractor fan, integrated fridge
Back hall:	1.6m x 1.4m	Tiled flooring, back door
W.C.:	1.5m x 1.4m	Tiled flooring, WC, WHB, cabinet
Landing:	4.4m x 1.2m	Carpet
Master Bedroom:	3.3m x 3.4m	Carpet
En-Suite:	1.3m x 1.3m	Tiled flooring, WC, WHB, shower, shelving
Bedroom 3:	3.5m x 3.1m	Carpet
En-Suite:	3.1m x 1.0m	Linoleum flooring, WC, WHB, electric shower

SERVICES AND FEATURES:  
Oil Fired Central Heating  
Septic Tank  
Private Well  
Electricity  
Extensive Range Of Outbuildings  
Built: 1935  
Property Extends to 63m<sup>2</sup>  
Ideal Set Up Farming Enterprise

BER DETAILS:  
BER: G  
BER No. 107570707  
Energy Performance Indicator: 696.02kWh/m<sup>2</sup>/yr





## OUTSIDE:

Surrounding the residence is a farmyard with an extensive range of sheds and outbuildings to include:

Stone built shed:	2.8m x 2.1m	Galvanised roof, boiler, WHB, power supply
	4.1m x 2.8m	Feature stone wall, power supply
	3.0m x 3.0m	Feature stone wall
	3.4m x 3.0m	Feature stone wall
Round roof shed with lean-to off each side:	13m x 19m	
Stone Built Stables:	4.0m x 9.0m	
Adjoining Shed:	7.5m x 4.0m	
Block Built Garage:	5.6m x 8.0m	Roller shutter
Stone Building:	4.0m x 7.0m	Galvanised roof





## LAND

The land is laid out in five divisions and is currently in grass with mature trees along its boundaries. The holding enjoys extensive frontage onto two roads which may offer further site potential.

The lands benefit from a natural water supply, are excellent quality and would be suited to any agricultural use.

The property will be offered in the following Lots:

Lot 1: Residence and Farmyard On C. 8 Acres

Lot 2: C. 14 Acres

Lot 3: The Entire

Legal: Kieran Boland, Boland & Co., Solicitors, 2 Abbey Bridge, Dean Street, Kilkenny. Tel: 056 776 3434



‘ This Fine Property Will Appeal To Many, In Particular Someone Seeking To Set Up A Small Farming Enterprise’







# QUINN PROPERTY

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