

Ref: P5460

# KNOCKNABOLEY, TINAHELY, CO WICKLOW



**BER** Exempt

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# VALUABLE C. 124 ACRE RESIDENTIAL HOLDING WITH TRADITIONAL 2 STOREY STONE BUILT FARMHOUSE AND ADJOINING COACH HOUSE WITH AN ARRAY OF STONE BUILDINGS (COURTYARD EFFECT) & FARMYARD

For Sale By Online Auction On Tuesday 12th April At 3pm in One Or More Lots



**LOCATION:** The farm is located in a picturesque part of south county Wicklow close to the Carlow border, 6km from both Tinahely and Hacketstown and 4km from Knockananna. Tinahely is a small town located in south Co. Wicklow with a good range of shops, services and primary school and GAA club. It is 20km south of Arklow and 70km south of Dublin.

## DESCRIPTION:

The farmhouse was occupied up to approx. 8 years ago and has since fallen into disrepair and is in need of extensive renovation. Nevertheless it has huge potential. Accommodation comprises as follows:

Entrance Hall:	2.5m x 2m	
Kitchen:	4.3m x 4m	Solid Fuel Cooker
Parlour:	4.7m x 4m	Open Fire
Bedroom 4:	3.6m x 2.5m	
Bathroom:	3m x 2.5m	
First Floor:		
Bedroom 1:	4.3m x 4m	
Bedroom 2:	4.7m x 4m	
Bedroom 3:	3m x 3m	



The farm has extensive frontage onto a local road and is divided by the road with C. 42 acres, the farmhouse and outbuildings on the southern side of the road with the remaining C. 82 acres on the northern side. The residence is a traditional 2 storey stone built farmhouse which had been unoccupied for some time and in need of complete renovation. There are a range of traditional stone outbuildings as well as a 4 span round roof shed with a 3 span lean-to incorporating slatted unit. The lands are of mixed quality with C. 74 acres of good quality grassland, 35 acres of forestry planted with native species such as Rowan, Birch, Scots Pine and C. 15 acres of rough grazing. The forestry is currently in receipt of an annual premium of €6,500 and there are approx. ten years of payments remaining.



The Holding will be offered in the following lots:

Lot 1: C. Residence & yard on C. 17 acres

Lot 2: C. 24.5 acres

Lot 3: C. 37 acres

Lot 4: C. 36.7 acres including forestry

Lot 5: C. 8.4 acres

Lot 6: The entire



#### OUTBUILDINGS

Adjoining Lofted Coach House 8.5m x 4.5m

Range of Stone Outbuildings

4 Bay Round Roof Shed

3 Bay Slatted Unit

Open Silage Pit



#### SERVICES AND FEATURES:

ESB (Disconnected)

Septic Tank

Private Well

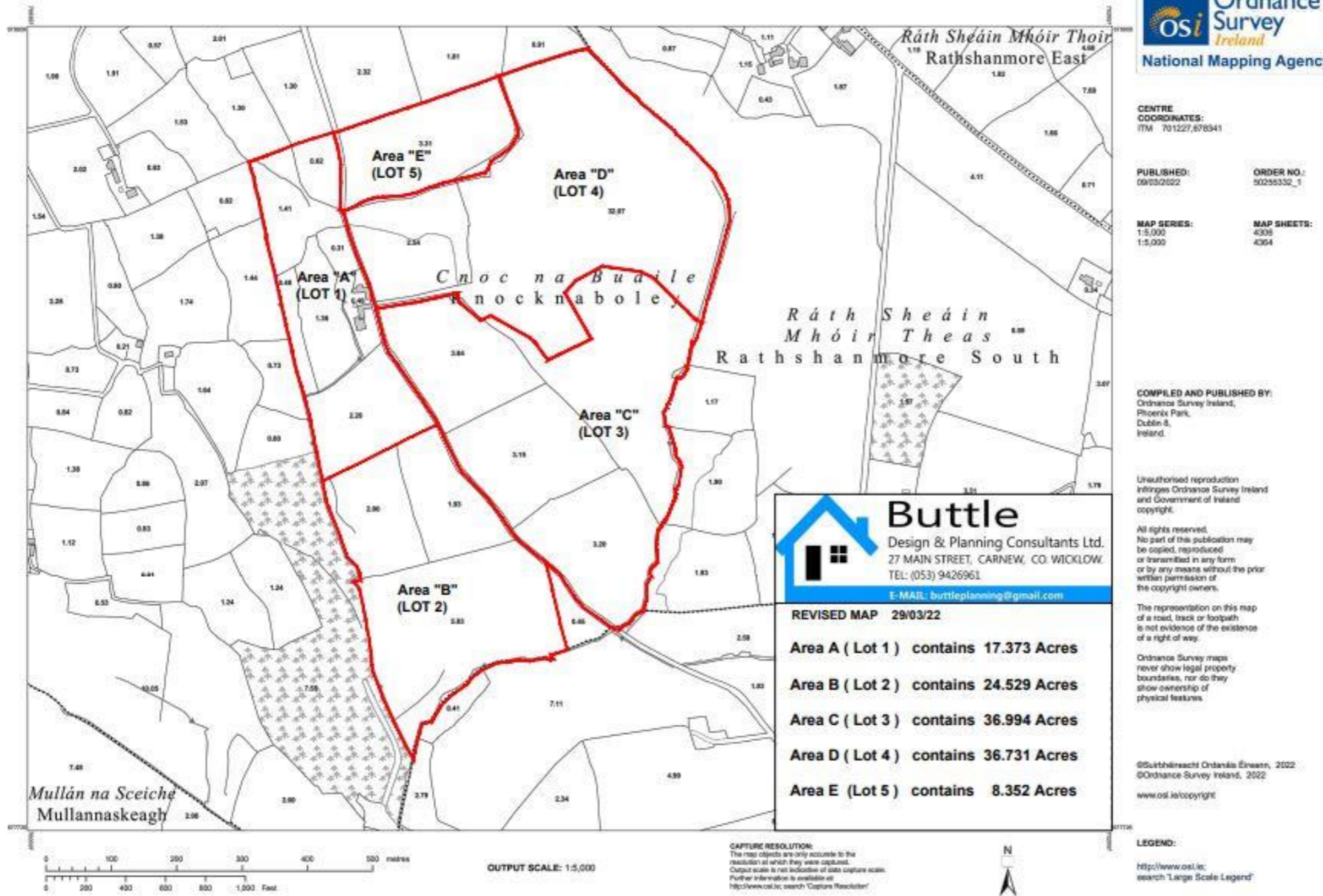
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Legal: Maria Brody, Brody & Co Solicitors, 4 Dublin Street, Carlow. Tel: 059 919 3406

Superb Residential Holding With Huge Potential, Viewing Highly Recommended, By Appointment Only.

## OSi PLACE Map



### DIRECTIONS:

From Tinahely take the Hacketstown Road, R474 and after 2.5km turn right onto the L3029 for Knockananna. Proceed for 3km, turn left (sign for Hacketstown) and the property is on the left hand sign with **QUINN PROPERTY** Signboard

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