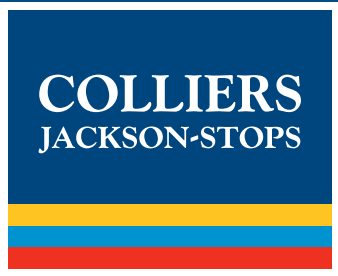




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International  
 Property Consultants  
 Hambleden House  
 19-26 Lower Pembroke Street Dublin 2  
 T+353 1 633 3700  
[www.colliersjs.com](http://www.colliersjs.com)



Valuers Estate Agents,  
 Dungarvan, Co Waterford  
 T+ 353 058 41377 .  
[www.hartyauctioneers.com](http://www.hartyauctioneers.com)

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# Shanbally

Lemybrien, Co. Waterford  
With about 82 Acres / 33.1 Hectares

**HARTY & CO.**   
AUCTIONEERS VALUERS ESTATE AGENTS

**COLLIERS**  
JACKSON-STOPS



## Shanbally, Lemybrien, Co. Waterford

With about 82 Acres / 33.1 Hectares

An impressive residential farm with excellent arable land and road frontage protected by mature trees and hedgerows with spectacular views across the surrounding countryside towards the Comeragh Mountains. The house which is completely private requires extensive refurbishment and is conveniently located adjacent to the main Waterford / Cork road (N25). Dungarvan 7 miles, Waterford City 22 miles, Clonea Beach 3 miles, Cork City and International Airport 54 miles.

The house is situated at the centre of the property where it is approached off a quiet country road (half a mile from the N25) via a long partly tree lined avenue that runs through the middle of the property.

The arable lands which comprise approximately 65 acres are well drained and divided into good sized level divisions protected by mature hedgerows and trees and are currently planted with spring barley.

Owing to its' exceptional privacy, convenient location and close proximity to the (N25) the property would also make an ideal stud farm, trainer's yard or grass farm.

Adjoining the arable land and bordering the Dalligan River there are approximately 17 acres of marginal land in need of reclamation, which currently provide excellent cover for game and wildlife. At the lower end of the property there is a second entrance off the public road and additional road frontage.

There are three 18-hole golf courses within easy reach, including Dungarvan Golf Club, The Gold Coast and West Waterford; Salmon fishing is available by arrangement on the internationally renowned River Blackwater; Hill walking in the spectacular Comeragh and Knockmealdown mountains; Sailing, sea fishing and other water sports are available locally.

Dungarvan, the municipal centre for Waterford is a busy town with a new shopping centre, a wide variety of shops and restaurants, including the renowned Tannery Restaurant. There are four secondary schools in the town, in addition to a wide variety of social and sporting clubs.



Accommodation approx. 1,200 square feet

Entrance Hall 2.25m x 2.20m

Sitting Room 4.70m x 4.00m  
Fireplace.

Kitchen 6.15m x 4.85m  
Stainless steel sink and fireplace.

Bedroom 14.70m x 2.90m

Bedroom 2 3.50m x 2.40m

Bedroom 3 3.50m x 2.40m

Bedroom 4 (mezzanine level) 3.00m x 2.00m av

Bathroom  
Bath, wash hand basin, wc.

Cloakroom

### Outbuildings

To the rear of the house is a traditional farm yard that comprises of the following and in need of refurbishing; a stone shed (780 square feet), three span hay shed with walled lean-to and a long shed that includes a fuel shed and tool shed (870 square feet).

### Services

Septic tank drainage, mains electricity and well water.

### Directions

#### From Waterford

Take the (N25) Cork road through Kilmeaden to Lemybrien.

At the end of the speed limit in Lemybrien set milometer to zero and proceed for exactly 2 miles 3.21Km and TURN LEFT opposite signpost for Kilrossanty.

The entrance is 0.2 miles 0.321Km down this road on LEFT.

### From Dungarvan

Proceed along the N25 towards Waterford for approximately 7 miles 11.26 Km and TURN RIGHT at crossroads opposite signpost for Kilrossanty. The entrance is 0.2 miles down this road on LEFT.

### Viewing

By prior appointment with joint agents Colliers Jackson-Stops 01 6333700 & Harty & Co 058 41377

### Solicitors

Michael J. Hannrahan B.C.L.  
Solicitor  
43 Lower Main Street  
Dungarvan  
Co Waterford

