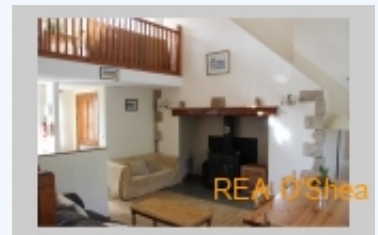




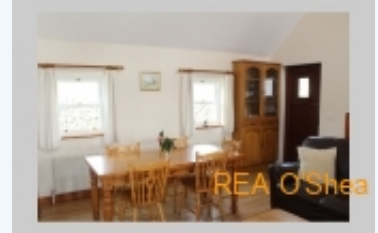
REA O'Shea & O'Toole



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Barkham Beag, Knockhouse, Cill Mhic Bhúith, X91N2N7, Kilkenny

Three bedroom traditional farmhouse style residence with magnificent picturesque views of the countryside. The property comprises of a two storey detached traditional farmhouse style residence built in 2003 to a very high standard of design and finish standing on 0.13 ha (0.32 acre). The house occupies an elevated position and faces South West with magnificent picturesque views of the countryside, Suir Valley and Comeragh mountain range. The property is located within a 15 minute drive of Waterford City and the M9 Motorway, 4.5km from Kilmacow Village and Mullinavat 5.6 km with all modern amenities. The accommodation on two floors comprises of tastefully decorated light filled spacious rooms with attractive design features. Outside, the property is entered through teak double gates with masonry piers and splayed walls onto a tarmac driveway and parking area. They are bordered by well attended lawns with shrub and flower beds, patio and paved terraces. An impressive detached lofted garage is to the left of the house which has a room overhead. This building could easily be incorporated into the main house subject to planning consent. Accommodation Entrance Hall Sittingroom - 4.6m x 3.3m With antique reproduction fireplace with wrought iron hood and coloured tiled inset. Livingroom/Diningroom - 5.5m x 5.3m With old farmhouse style feature fireplace with solid fuel stove, decorative natural cut stone edging on chimney breast. Tiled hearth. Built in cabinet with shelving and cupboards underneath. Concealed ceiling lighting and open tread stairs. Eir phone point. Kitchen - 3.0m x 2.2m With circular s.s.s unit. Built in wall and floor cupboards and worktops. Oil fired Rayburn cooker. Fridge and freezer. Utility room - 2.2m x 1.2m With built in wall and floor units. Airing cupboard. "Beko" dishwasher. "Hoover" washing machine. Microwave. Tiled floor. Bedroom 3 - 3.6m x 2.3m Bathroom Bath with mixer shower attachment. Folding shower screen. W.h.b. W.c. Mirror with shaving light. Fitted cupboard. Tiled walls and floor. Upstairs mezzanine - 4.7m x 2.2m Overlooking the Livingroom/Diningroom. Velux roof windows. Decorative natural stone wall edging. Small lobby - 1.2m x 1.2m Main Bedroom - 4.6m x 3.2m Eir phone point. Bedroom 2 - 3.6m x 2.6m Bathroom Bath with mixer shower attachment. Folding shower screen. W.h.b. W.c. Mirror with shaving light. Fitted cupboard. Tiled walls and floor. Detached garage - 25.0sq m Eir phone point. Room overhead (15 sq.m). Rear store. (14.7 sq.m). Water pump. Outside The property is entered through teak double gates with masonry piers and splayed walls onto a tarmac driveway and parking area. They are bordered by well attended lawns with shrub and flower beds and a raised patio. An impressive detached lofted garage is to the left of the house. The overhead space could easily be converted to accommodation subject to planning consent. This building is ideally situated to be incorporated into an extension to the house if required. Inclusions Fitted carpets, curtains, light fittings and electrical appliances. Additional Land Available Adjoining 2.5 acre field is available by separate negotiation

BASE INFORMATION:

Reception : 2
Rooms
Bed : 3
Bath : 2

CONVENIENCE:

Appliance Amenities:

Dryer, Microwave, Dishwasher,

Energy Savings Amenities: Storage Heaters,

Landscaping Amenities: Lawn,