



## **Description**

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The Kilcooley Abbey Estate, Thurles, County Tipperary  
(with freehold title to 1,170 acres)

A rare opportunity to purchase an Estate nestled in County Tipperary, Ireland

Kilcooley Abbey is an 18th Century private walled estate set on over 1,100 acres built in 1790 by the last Baronet of Kilcooley, William Baker.

The estate includes separate dwellings with approx 220 acres of agricultural land with the remaining 950 acres in forest.

There is also a 5 area ornamental lake with boathouse and extensive outbuildings and courtyard.

## **Specification**

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The main abbey building is approximately 3,000 square feet in size.

It includes a large Reception Hall, Morning Room, Kitchen, Staff Sitting Room, Staff Dining Room, 3 Reception Rooms, Library, a semi-basement. The First Floor has 4 large bedrooms. The North Wing has 3

large rooms with feature fireplaces.

The Upper section of the Kitchen wing connects to the main house at the first floor. There is a children's area with 3 bedrooms, 3 bathrooms and a nannys bedroom.

Externally the Abbey includes staff houses/lodges. These habitable dwellings are currently occupied by tenants and produce monthly rents of approx €300-€460 per month.

On either side of the house there are 2 small courtyards with lento storage, small coach houses and stores.

Beyond the house are extensive ranges of outbuildings of various ages and condition, including old cattle wintering units and lying in space, barns and open fronted machinery sheds.



## Directions

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From Dublin take the M8, Cork motorway. Take exit 4, sign Urlingfor and Kilkenny, follow signs at roundabouts and continue into Urlingford. At the end of the main street turn left, sign Fethard 32km. Continue on this road (ignore Fethard turning) the property is on the left after 3 miles. There is a right of way up the main avenue to the church of Ireland church and to the ruins of Kilcooley Abbey.

DISCLAIMER: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding descriptions and measurements.