

**For Sale Sampson's Court Stud Farm
c. 48.38 Ha / 119.55 Acres with Sand & Gravel Deposits,
Ballinakill, Co. Laois, R32 C2F6**

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Summary

Residential stud farm with two-storey farmhouse, farmyard with extensive outbuildings and sand arena, and top quality, well-fenced pastureland with extensive sand and gravel deposits.



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Location

Sampson's Court Stud Farm is located in Ironmills approximately 3.5km southeast of Ballinakill and close to the border with Co. Kilkenny. Castlecomer is c. 6.5 km southeast of the property and Abbeyleix is c. 10 km to the northeast.

Nearby National Primary Routes include the at N78 Castlecomer and the N77 at Abbeyleix.

Accessed from the Ballinakill to Castlecomer Road, the property adjoins a busy sand and gravel pit which shows the extraction potential of the land.



An aerial photograph of a large equestrian estate. In the foreground, a large, rectangular riding school with a dark, raked sand surface is enclosed by a black fence. To the left of the riding school is a two-story white house with a dark roof and a chimney. Behind the house and riding school are several large, white and green metal buildings, likely stables or storage sheds, situated on a gravel area. The estate is surrounded by lush green fields and rolling hills under a cloudy sky.

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Description

Sampson's Court Stud Farm is a fine, residential farm c. 119.55 acres in a single block.

The two-storey, three-bedroom house is in excellent condition throughout and extends to c. 152 sq.m. / 1,636 sq.ft.

The extensive farmyard includes slatted cattle shed, large American-style barn with twelve loose boxes, haybarn, machinery shed, stores and a sand arena.

The lands are mostly in top quality pasture in well-fenced, manageable divisions. There is a forestry plantation c. 13.36 Ha / 33 acres.

According to a report compiled by Minerex Environmental the following estimated sand and gravel deposits are present:

- Zone A: 452,000 m³
- Zone B: 80,000 m³ (roughly)
- Total: A +B= 523,000 m³

(copies available on request).

Note that the vendors are not giving any warranty as to the extent of the deposits. Prospective purchasers are advised to conduct their own investigations in this regard.

Accommodation

Farmhouse

Ground Floor

Entrance Hall

3m x 1.8m

Family Room – With vaulted ceilings and solid fuel stove

9.76m x 4.5m

Kitchen – With oil-fired Aga and modern fitted kitchen

4.71m x 4m

Utility Room

3.82m x 1.5m

Bedroom 1 – With en-suite shower room with WC, WHB and shower.

4.7m x 4.3m

First Floor

Bedroom 2

4.2m x 2.8m

Bedroom 3

4.8m x 4.3m

Bathroom – With tiled floor, WC, WHB, bath and shower

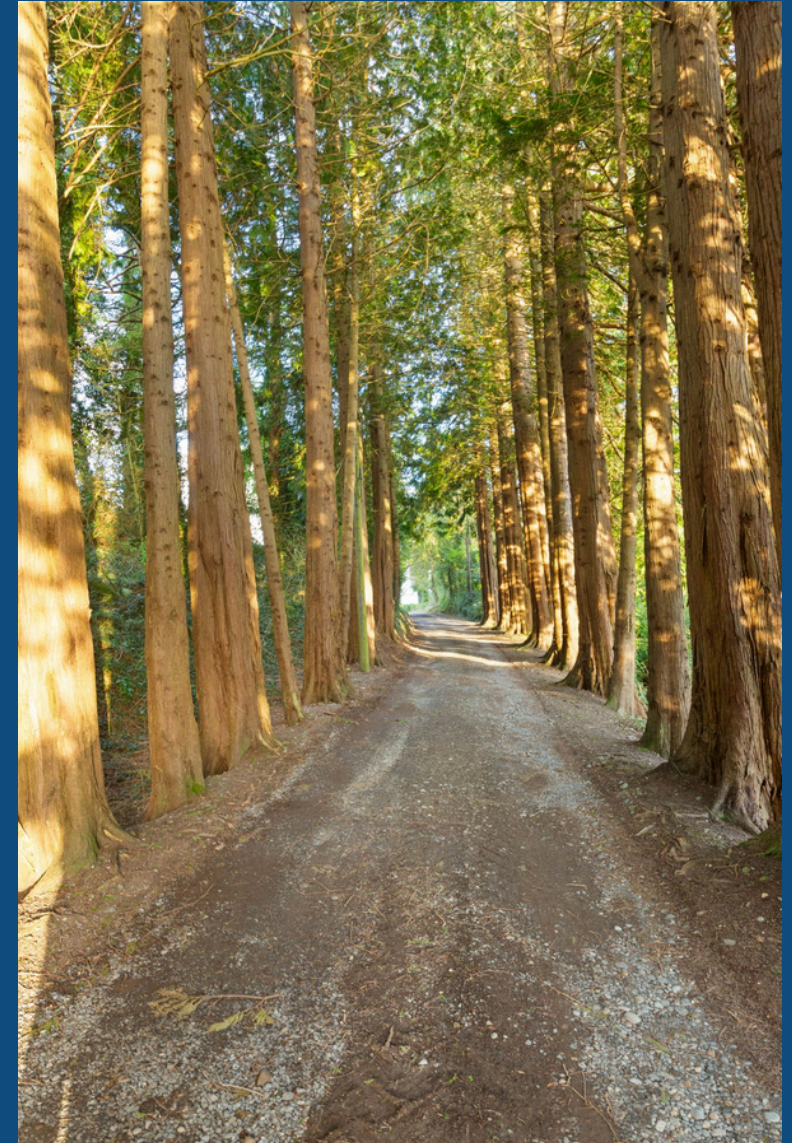
4.7m x 1.82m

Gross Internal Area c. 152 sq.m. / 1,636 sq.ft.

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Farmyard

American-style Barn – With 12 loose boxes and space for 4 more c. 360 sq.m. / 3,875 sq.ft.

Slatted Cattle Shed c. 172 sq.m. / 1,851 sq.ft.

Haybarn with Lean-To c.169 sq.m. / 1,820 sq.ft.

Storage Shed c. 100 sq.m. / 1,076 sq.ft.

3-Bay Machinery Shed. c.98 sq.m. / 1,055 sq.ft.

Sand Arena c. 45m x 20m



A dark brown horse with white markings on its lower legs is grazing in a lush green field. The field is enclosed by a white fence in the background. The sky is a clear, vibrant blue with a few wispy clouds. In the distance, there are trees and a line of evergreens on a hillside.

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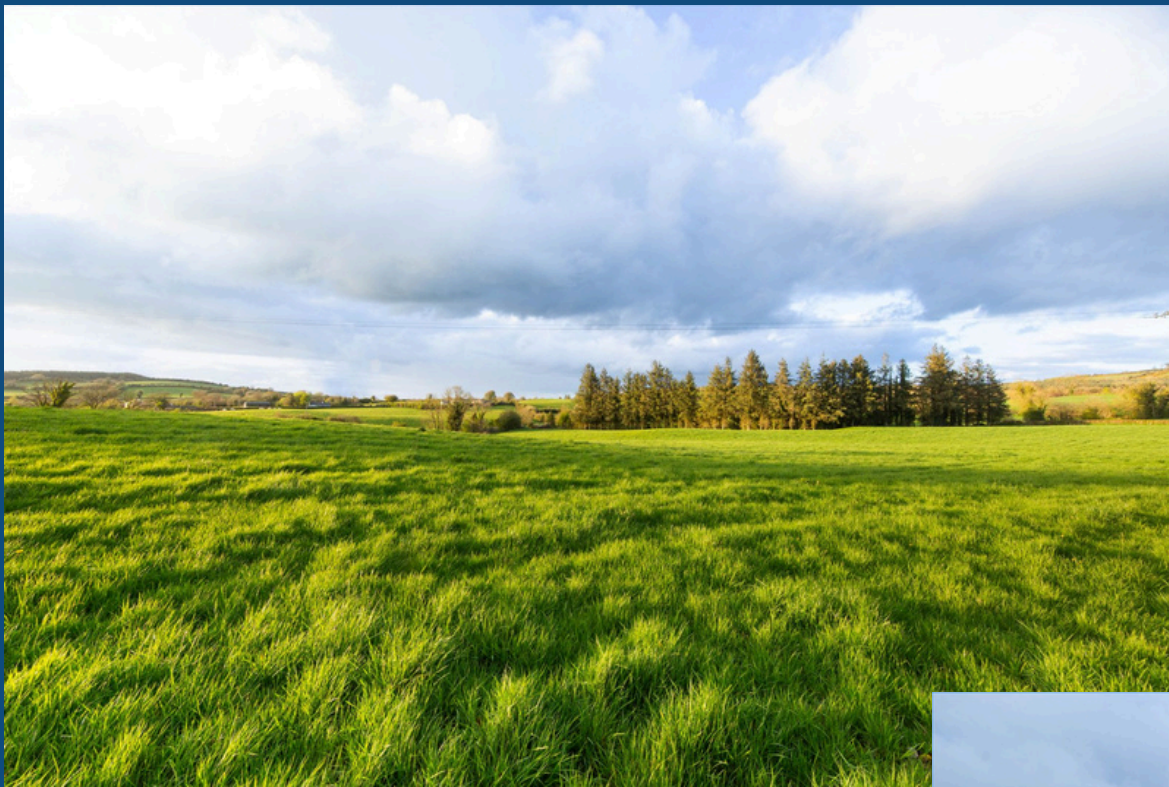
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Title: Freehold

Services: Mains Electricity, Private Well and Septic Tank.

Data Room: Contact Stokes Property for access to the data room.



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