

Location Location
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Ballyveskill, Tiermaclane, Ennis

Starting Bid: €100,000.00



For sale by Location Location via the [iamsold](https://www.iamsold.ie) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We are delighted to present this traditional stone-built farmhouse with outbuildings at Ballyveskill, Tiermaclane, to the market.

Set in a highly sought-after countryside location just 8km from Ennis, the property offers an exciting opportunity for purchasers seeking a renovation project with enormous potential.

The detached farmhouse extends to approximately 969 sq. ft. and is currently in derelict condition, requiring substantial renovation and refurbishment throughout. With its traditional proportions and character, the property provides a genuine blank canvas for a purchaser to restore, extend or reimagine as a distinctive countryside home, subject to the necessary planning permission.

The existing accommodation comprises an entrance hall, sitting room, living room and kitchen at ground-floor level. Upstairs are three double bedrooms and a main bathroom.

The house occupies a site of approximately 0.182 acres (0.0739 hectares), Folio CE24064 with mature boundaries and vegetation providing an established rural setting. A selection of useful outbuildings accompanies the farmhouse, comprising two block-built sheds and a lean-to, further adding to the property`s potential.

Construction includes a mixture of traditional stone and block walls with dashed plaster finish, a slate roof on timber trusses, concrete ground floors and timber joists at first-floor level. Windows comprise a mixture of single-glazed timber and double-glazed PVC units.

Services include mains electricity, Group Water Scheme, existing heating is by open fire.

Subject to meeting the relevant qualifying criteria, the property may have potential to benefit from the Vacant Property Refurbishment Grant together with applicable SEAI energy-upgrade grants. Prospective purchasers will need to form their own view on renovation works & grants and we would suggest you bring an engineer with you on viewing, the property will be sold on a "as is" basis.

The location is a particular highlight. Ballyea National School and Tiermaclane Village are approximately 1km away, while Ennis is approximately 8km from the property. Convenient access to the Ennis bypass makes the location particularly accessible for those commuting towards Shannon, Limerick or Galway.

For the purchaser with the vision to undertake a comprehensive renovation, Ballyveskill represents an increasingly rare opportunity to create a home of real character in a desirable location close to Ennis.

Key Features:

Traditional detached stone-built farmhouse

Three double bedrooms

Approx. 969 sq. ft/ Site extending to approx. 0.182 acres / 0.0739 hectares

Requires complete renovation and refurbishment

Two block-built sheds and lean-to

Potential to extend or redevelop, subject to planning permission

Potential eligibility for Vacant Property Refurbishment and SEAI grants, subject to qualifying criteria

Group Water Scheme /Mains electricity

Approx. 1km from Ballyea National School and Tiermaclane Village

Approx. 8km from Ennis.

Convenient access to Ennis bypass and commuter routes to Shannon, Limerick and Galway.

Viewing is highly recommended to fully appreciate the potential and setting of this unique renovation opportunity.

Notice:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

To view or make a bid contact Location Location or iamsold, www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.