



Rockfield House, Moysnaght, Clontibret Co. Monaghan H18XV22



We offer For Sale By Private Treaty this impressive 62-acre residential farm. The land quality is good, mostly well-drained and currently in permanent pasture. Some scrub exists along boundaries and should be inspected.

Access to the lands, which are set out in a number of parcels, is via direct road frontage to the north-east boundary and a private laneway to the rear. The holding comprises a substantial 4-bedroom detached dwelling with period features including decorative staircase and original architraves. A range of useful farm buildings includes dry store shed, calf housing, large hay barn, and additional storage sheds. Mains electricity is connected. Water is available via Group Water Scheme to the farm.

Note: All drawings are for discussion purposes only and land is 62 ACRES approximately 25.10 Hectares claimed. No entitlements come with the land.

Guide :€950,000

MAP & BOUNDARIES – IMPORTANT NOTICE

For Identification Purposes Only

The maps, satellite images, and boundary sketches contained within these sales particulars are provided for general guidance and discussion purposes only. They are intended to give an approximate indication of the property's layout and boundaries.

Please Note:

These maps and images are for identification purposes only and must not be relied upon as a precise depiction of boundaries, areas, or features.

Interested parties must satisfy themselves as to the exact boundaries, extent, and location of the property by physical inspection and by reference to the official Land Registry folio maps.

Ordnance Survey Ireland (OSI) mapping and satellite imagery may contain inaccuracies and should not be used for legal or boundary determination.

All boundaries, fences, hedgerows, and features shown are indicative only.

Prospective purchasers are advised to verify all boundary details with their solicitor and by way of an onsite inspection prior to offering.



Rockfield House 62-ACRE RESIDENTIAL FARM - For Sale by Private Treaty
Moynaght, Clontibret, County Monaghan, H18 XV22



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BEATTIE REAL ESTATE

FARM FOR SALE



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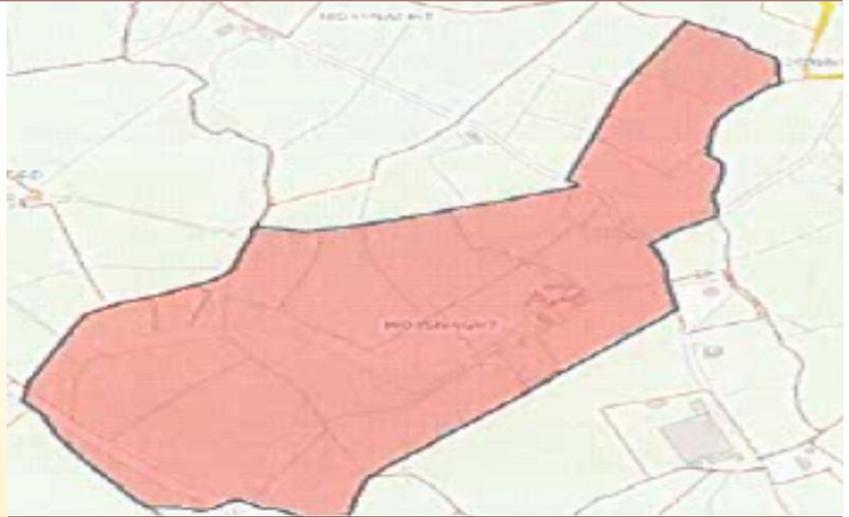
Land consists of mixed quality with some rush along boundaries, typical of this land type. Most is under pasture with good drainage and presently used for grazing. The farm borders a public road with good road frontage to south-west and north-east boundaries.

The dwelling itself is a substantial four-bedroom two-storey residence with slate roof, PVC windows, and oil-fired central heating. The property has been vacant for over two years but remains sound and dry with some nice period features including decorative staircase and architraves.

A range of agricultural outbuildings include dry storage, calf housing, and a large hay barn.

The lands extend to approximately 25.10 hectares (62 acres) laid out in convenient fields with water supplied via Group Water Scheme. Boundaries are defined by natural hedgerows.

Note: All maps and boundary sketches are for discussion purposes only. Land area is 62 acres approximately claimed. As normal with Beattie Real Estate, all bids must be accompanied with proof of funds.



ROCKFIELD HOUSE

MOYSNAGHT

CLONTIBRET

CO. MONAGHAN H18 XV22



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