

SERVICES Own well & septic tank
 Oil fired central heating

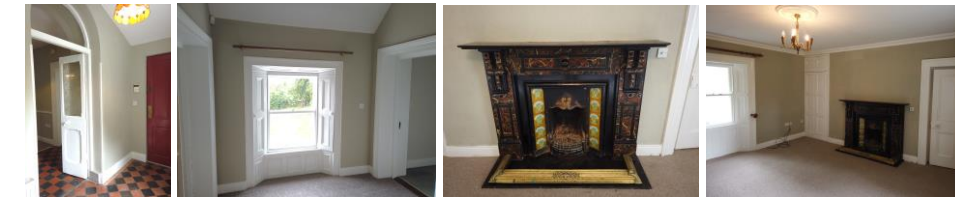
SALE TO INCLUDE All carpets, curtains and light fittings.
 All fixtures and fittings

FEATURES Period residence in excellent condition throughout
 Maintains many of its original features – sash windows with shutters; Victorian tiles in hallway and original kitchen.
 Beautiful private site with private laneway access
 Wet room on the ground floor with main bathroom and 2 ensuite bedrooms
 Feature Oil fired Aga in the original kitchen
 Boiler house just off main residence with water treatment system
 House is alarmed

BER RATING E2

FOLIO KK30620F - 0.42 Hectares / 1.03 Acres

LOCATION 2.8km from Freshford Village
 20 mins drive to Kilkenny City
 20 mins drive to Motorway at Urlingford



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SART HOUSE, SART, FRESHFORD, CO. KILKENNY. R95 R2F4.

FOR SALE BY PRIVATE TREATY



Charming traditional period residence of 1904, in a beautiful private setting sitting on c.1 acre with mature lawn to the rear, a manicured lawn / gravel area to the front.

With private short laneway access to a wrought iron gated entrance, this property extends to c.1,900 sq ft offering generous light filled accommodation with 3 reception rooms, 4 bedrooms, 4 bathrooms. Worthy of Inspection!

GUIDE PRICE : €320,000

GROUND FLOOR ACCOMMODATION COMPRISES OF THE FOLLOWING:-

- Front Hallway** 10'6 x 5' (3.07 x 1.52) Original Victorian tiles with double doors leading into hallway
- Hallway** 11'04 x 8' (3.36 x 2.43) Original Victorian tiled floor leading to both reception rooms either side; carpet flooring to the TV Room and carpet stairwell to the first floor accommodation.



- Original Kitchen** 16'07 x 15'11 (4.9 x 4.6) This is a wonderful bright spacious room with light flooding in from two windows, original Victorian tiled floor, one of the features of this room is the old Aga oil cooker with built-in units to either side, one being the hot press; matching built-in dresser to the left of the front sash window with shutter, doors leading out to the hall and into the new kitchen.



- Kitchen** 16'02 x 12' (4.9 x 3.7) Solid kitchen units at floor and eye level, tiled between units; includes 8 ring gas range with electric double oven, Zanussi dishwasher, fridge freezer, recess lights, doors leading to utility, original kitchen and tv rooms.
- Back Hall** 3'08 x 8'02 (0.94 x 2.4) Tiled floor, door leading out to front yard and into the utility / wet room.
- Utility Room** 4'05 x 8'07 (1.2 x 2.5) Tiled floor, units at floor and eye level, door to Wet Room
- Wet Room** 4'10 x 7' (1.3 x 2.1) WHB, WC and Shower area, fully tiled floor to ceiling.
- TV Room** 16'01 x 12' (4.9 x 3.7) Carpet flooring, Electric Stove; cornicing with centre piece
- Sitting Room** 15'10 x 15'10 (4.6 x 4.6) Another fabulous room with the original sash windows and shutters, beautiful original Marble fireplace, carpet flooring, cornicing with centre piece.

FIRST FLOOR ACCOMMODATION COMPRISES OF THE FOLLOWING:-

- Landing** 8' x 15'08 (2.4 x 4.6) Carpet flooring
- Main Bathroom** 10'04 x 5'04 (3.06 x 1.5) WHB, WC and Bath with a Gainsborough PS 1200 over the bath, tiled floor, with walls tiled 1/2 way up and fully tiled around bath / shower area.



- Bedroom 1** 12' x 14' (3.7 x 4.3) Carpet flooring, built-in wardrobe; this is situated to the rear of the house.
- Ensuite** 5'08 x 5'05 (1.54 x 1.43) WHB, WC and Triton T90 Electric Shower, Tiled floor and tiled 1/2 way up walls, with walls at shower area fully tiled.



- Bedroom 2** 6'11 x 15'09 (1.86 x 4.6) Carpet flooring, situated to rear
- Bedroom 3** 15'08 x 8'08 (4.6 x 2.5) Carpet flooring
- Bedroom 4** 15'10 x 10'02 (4.6 x 3.1) Carpet flooring
- Ensuite** 5'05 x 5'01 (1.5 x 1.5) WHB, WC and Supajet Shower; tiled floor, 1/2 way up walls, fully tiled around shower area.

