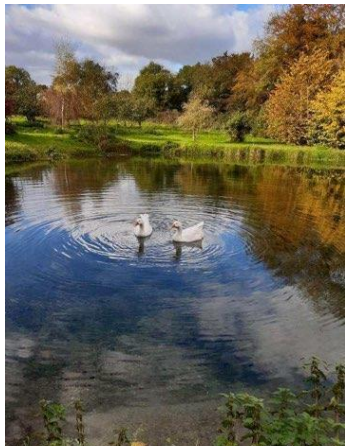


FEATURES

- A truly amazing family home extending to 2,100 sq ft / 195 sq m
- Built in the 1900's and retaining many of the original features throughout.
- A beautiful modern bright spacious kitchen built on to the side of the house captivating the fantastic gardens, peace and serenity of the wonderful property
- Four bedrooms, two bathrooms on the first floor and one off the utility
- 9½" ceilings throughout.
- Cast iron fireplace in two of the front bedrooms.
- Cornicing in the two reception rooms with ceiling rose to all light fittings
- Granite windowsills in the utility and three bathrooms
- Electric gated entrance
- Fabulous, landscaped gardens
- Large yard with numerous old stone out-buildings with potential to convert SPP
- 2 haybarns
- Independent access to the yard
- C.2 acre filed across the road in an Orchard at present, this could be a fantastic site SPP
- A pure haven of tranquillity located across the road from the 2nd entrance with pond / polytunnel, chicken coop, a lake running around the boundary of the field to one end and the mature trees – a fantastic setting – has to be seen to be appreciated!



Clomantagh, Barna, Co. Kilkenny. E41 D596.

RESIDENCE ON C.10 ACRES

FOR SALE BY PRIVATE TREATY



This is a truly impressive family home built in the 1900's & purchased in 2004 by the current owners. Since then, the property was re-roofed & extended to the rear in 2012, an extension was also added to the side containing a fabulous kitchen which looks out on to the wonderful garden and where one can enjoy the tremendous views of the surrounding countryside.

This home has been beautifully maintained and is presented in excellent condition throughout. Sitting on c.10 acres, with a c.2 acre Orchard across the road from the house – this would be an amazing site S.P.P. There's a c.2½ acre field across the road from the gated entrance to the yard, where a stream meanders through and around the field featuring a pond in the centre; a pure haven of tranquillity. There's a polytunnel at the top part of the field with water overhead and electricity, there are also a few apple trees and a chicken coop. The well & pump are sited in this field also. This is a fantastic setting with the mature trees and the streams.

The main property has two entrance gates, one on to the yard and the main entrance has electric gates leading onto a driveway, with lawn and mature shrubbery to the left as you drive down toward the house / yard. There are two fields to the right with post and rail fencing. This is a most fabulous setting as you drive in, with the wonderful views such as Campion Castle to the right and Clontubrid Castle behind you. This property is something different; there are a number of hidden areas to retreat to – if you're a keen gardener there's an abundance of lawn / trees / shrubbery to attend to, plenty of space for a vegetable plot. Even if you just want to enjoy the peace and serenity, there's no place better than this.

Once inside this amazing home, one can appreciate how the owners have retained many of the original features throughout: the 9'5" ceilings, window shutters on all windows – all in perfect working order, the original tiles in the porch and hallway, original wood flooring in the two generously sized reception rooms with feature fireplaces, both with solid fuel stoves. A tremendously bright fabulous modern kitchen with 9'5" ceiling, two patio doors – capturing the most stunning views of the landscaped gardens and surrounding countryside – the heart of the home. What a setting to enjoy while having your breakfast every morning!

If you are looking for your own retreat, an escape from all the hustle and bustle, once you step inside these gates, you've got it all here.

LOCATION 6.2km from Freshford, 7.4km to Johnstown, 8.8km to Urlingford (Motorway), 21km to Kilkenny city, equal distance to Dublin & Cork Airport – 1 hr 30 mins.

SERVICES

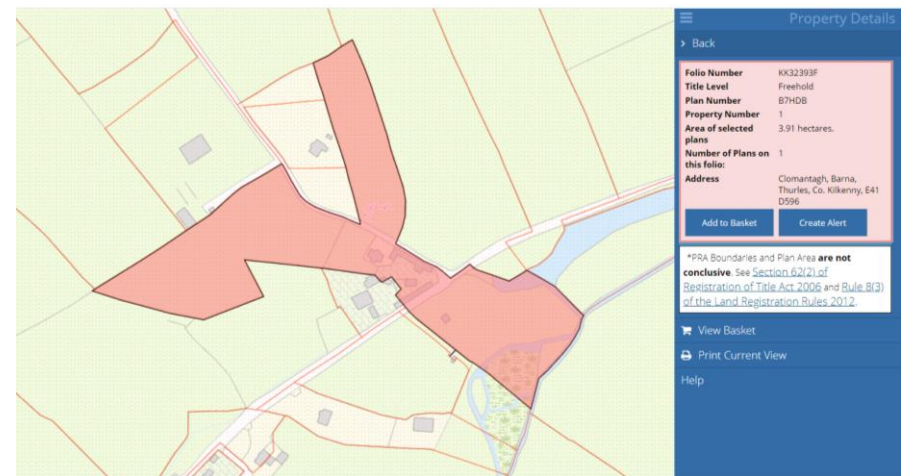
- Oil fired central heating & solid fuel central heating from the stove in the dining room.
- Own water supply
- Septic Tank
- 4G Coverage
- Security Cameras

FOLIO KK32393F (3.91 ha / 9.7 acres)

HOUSE SIZE 2100 sq ft / 195 sq m (internal measurement)

BER RATING D2 **BER #** 114392376

GUIDE PRICE €500,000



ACCOMMODATION COMPRISES OF THE FOLLOWING:-

GROUND FLOOR

Entrance Porch 5'61 x 4'33 (1.7 x 1.3) On entry to this home, you get that warm homely feeling as soon as you step inside the front door. The original tiles are on the floor, double doors lead into the hallway with the stairwell to the first floor,

Hallway 15'6 x 6'9 (4.7 x 2.1) Tiles following through from the porch, a carpet runner on the stairwell to the first floor accommodation, doors to the dining room on your left, living room to the right and utility / toilet straight on behind the stairs.



Kitchen - Dining 17'3 x 13'6 (5.3 x 4.1) This is the heart of the home, a most fabulous bright modern kitchen with units at floor and eye level, includes integrated dishwasher and fridge, Hotpoint Range with 5 ring gas hob. Feature stone wall to one side with two lots of patio doors leading out to the patio area / garden, two large velux windows, door leading into the living room.



Living Room 19'5 x 14'5 (5.9 x 4.4) This room is the width of the house with two large windows to either side, original timber flooring, a fantastic limestone fireplace with a large multi-solid fuel stove, corning with centre rose, walls are painted in a beautiful colour – “Elephants Breath” by Farrow & Ball. Doors leading to kitchen and hallway.

Dining Room 19'5 x 14'5 (5.9 x 4.4) This is a replica of the livingroom with two large windows, a feature stone fireplace with a multi-solid fuel stove. Solid timber flooring, corning with centre rose, there are two doors either side of the chimney breast, both lead back out to the hallway, one towards the utility.



Small Hallway 6'9 x 3'8 (2.1 x 1.2) Solid timber flooring, storage underneath the stairs, door leading into the utility.

Utility 11'3 x 11'3 (3.4 x 3.4) Tiled floor, kitchen units at floor and eye level, Belfast Sink, includes Indesit dishwasher, washing machine, dryer and fridge freezer, door leads into the shower room / toilet and door leading out to the yard.

Shower Room / Toilet 11'3 x 3'8 (3.4 x 1.1) WHB & WC & Mira Elite Shower, fully tiled around the shower area, floor and tiled half way up the walls elsewhere.



FIRST FLOOR ACCOMMODATION

Bedroom 1 13'3 x 9'5 (4 x 2.9) Carpet flooring, built-in wardrobes

Bedroom 2 13'3 x 9'5 (4 x 2.9) Carpet flooring, built-in wardrobes, timber panelled ceiling.



Bedroom 3 14'9 x 9'4 (4.5 x 2.8) Carpet flooring, small cast iron fireplace

Bedroom 4 13'3 x 9'5 (4 x 2.9) Carpet flooring, small cast iron fireplace



Bathroom 11' x 9'5 (3.4 x 2.9) This is a lovely bathroom with 3 windows, built-in storage to one end and walk-in shower area, WHB, WC and bath. Tiled floor, fully tiled around shower area and tiled half way up the walls elsewhere.

Shower Room 11'09 x 4'03 (3.4 x 1.2) WHB, WC and power shower, tiled floor and fully tiled around the shower area, with the tiles half way up the walls elsewhere.



OUTSIDE

Numerous stone out-buildings, large shed, 2 haybarns.

