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Auctioneer Valuer Estate Agent



Viewing Strictly By Appointment!

RATHKYLE, BALLYRAGGET, CO. KILKENNY. R95 PX43

C.17 ACRE RESIDENTIAL PROPERTY

FOR SALE BY PRIVATE TREATY



A truly magnificent architecturally designed home extending to c.3,125 sq ft standing on c.17 Acres, in a secluded setting, accessed via a meandering avenue of 600m up to the house, beautifully presented from the moment you come through the gates, with a gravel driveway front and rear, a double garage opposite a fantastic courtyard with mature shrubbery. A fabulous walk down through the trees / fields leading to a stream which runs along side the avenue, such serenity— a true haven of bliss.

GUIDE PRICE : €820,000

Kindly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for inaccuracy, but will take every care in preparing particulars. All offers are subject to the property being unsold, let or withdrawn. The above may be seen by appointment only. Any reasonable offer will be submitted to the owner for consideration. If the property does not interest you, kindly advise us as to your exact requirements.

 Institute of Professional Auctioneers & Valuers   The mark of property excellence

Built in 2007, this home is exquisite from the moment you enter from the courtyard into the lobby, with tremendous bright spacious accommodation throughout – excellent natural light flows through the home, 12' & 14' ceilings, feature window seats / cills to all windows, excellent living accommodation and 4 bedrooms with ensuite bathrooms and walk in wardrobes.

There are hidden gems all over with this property –once you come through the entrance gates you are meet with a beautifully kept driveway upto the house, a little bit of paradise – a private walk down through the trees / fields to a stream – the tranquillity of this spot is something else. Patio areas of the kitchen, sittingroom and lobby. There's a double garage opposite the courtyard. The lands are of excellent quality, all currently in pasture, nicely paddocked along the avenue to the house with 2 fields to the rear. The lands can also be accessed via an Agricultural Right of Way from the entrance laneway to the right of the main entrance.

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

ENTRANCE LOBBY 25'10 x 12'11 (7.6 x 3.7)

Accessed via patio doors from the courtyard, this really sets the tone of what to expect throughout – a spectacular space with glazed high apex roof with recess lighting to both sides, patio doors to both ends, porcelain tiled floor, French doors lead to sittingroom on the left, hallway / bedrooms to the right, a door to the kitchen, utility & WHB / WC.



HALLWAY 19'07 x 12'05 (5.8 x 3.7) & 24'04 x 5'08 (7.3 x 1.5)

Porcelain tiled floor, 3 large windows, access to all bedrooms from here. Hot-press is located here also.

KITCHEN 18'06 x 18'07 (5.5 x 5.5)

Beautiful walnut kitchen units to two sides with an island and dining table to the middle, patio doors leading out to patio area. Porcelain tiled floor, Features Stanley oil cooker, includes Bosch dishwasher, Kenwood Fridge freezer, Belling double oven, Bosch 4 ring hob with extractor fan overhead. Doors lead to sittingroom to one side and the living room to the other, utility room across the hall.



SERVICES

- Oil fired Central Heating
- Private Well & Sewerage system on site.
- Property is wired for Alarm
- Stanley oil cooker with 2 oil stoves

FEATURES

- Architecturally Designed Home Extending to c.3,125 sq ft
- Beautifully presented both inside and out
- 12' & 14' ceilings throughout
- Excellent flow of natural light – bright spacious accommodation
- 4 bedrooms ensuite with walk- in wardrobes
- Stanley oil cooker in the kitchen with oil stoves in the living and sittingroom
- A meandering stream runs alongside the avenue up to the house.
- Patio doors off the lobby to courtyard, patio area and also from the kitchen & sittingroom out to a patio area.
- Access to attic is via staire from Bedroom one, which extends the full length of the house and is fully floored.

BER RATING to follow

SALE TO INCLUDE

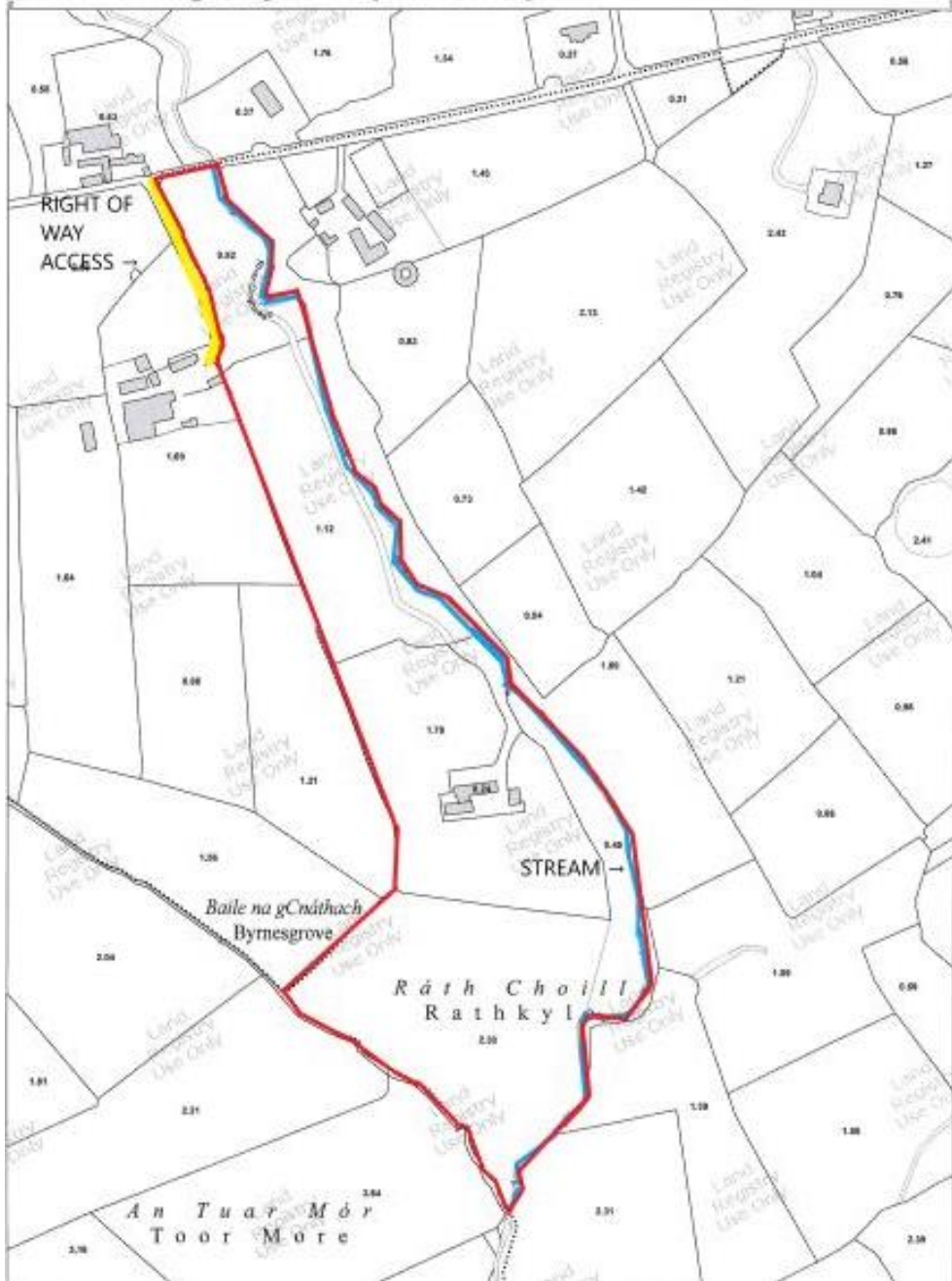
- All curtains, blinds and light fittings
- All kitchen and utility appliances

LOCATION - Lovely rural location 4.5km outside Ballyragget, 5km to Castlecomer, 18.5km to Kilkenny City, 1hr 30 mins to Dublin Airport and 1hr 50 mins to Cork Airport

OUTSIDE - Double garage (same build as house), slatted roof, fully insulated. Patio area off the kitchen with patio doors coming out from Living Room and Sitting Room also.



Land Registry Compliant Map



UTILITY ROOM 6'01 x 9'11 (1.8 x 2.8)

Situated across the lobby from the Kitchen with Porcelain tiled floor, counter with washing machine and dryer underneath, units built overhead; skylight; door leads to WHB & WC.



WHB / WC 6' x 5'11 (1.8 x 1.6)

Situated just off the Utility Room with Porcelain tiled floor, WHB & WC.



LIVING ROOM 18'08 x 18'06 (5.5 x 5.5)

Engineered oak flooring; beautiful timber fireplace with oil stove fitted, marble hearth; Patio doors to both sides of the room leading out to patio areas, door leads to kitchen.



SITTINGROOM 18'09 x 18'07 (5.5 x 5.5)

Feature window looking onto the courtyard, patio doors lead out to patio area just off kitchen, beautiful timber fireplace with oil stove fitting on marble hearth. French doors lead out to the lobby.



BEDROOM 1 12'03 x 12' (3.7 x 3.6)

Engineered oak flooring, walk-in wardrobe and ensuite bathroom.

Ensuite Bathroom 7'09 x 5'11 (2.2 x 1.6) – WHB, WC & Triton Shower, tiled floor and tiled all around the shower area.

Walk-in Wardrobe 6' x 5'05 (1.8 x 1.5) – shelved out



BEDROOM 2 12'02 x 12'05 (3.7 x 3.7)
Engineered oak flooring; looks onto courtyard, walk-in wardrobe and ensuite bathroom

Walk-in Wardrobe 5'05 x 6'05 (1.5 x 1.8) – shelved out

Ensuite Bathroom 8' x 6'03 (2.4 x 1.8) – WHB, WC and Shower off mains, tiled floor and tiled around the shower area.

BEDROOM 3 12'02 x 12'02 (3.7 x 3.7)
Engineered oak flooring, looks onto courtyard, walk-in wardrobe and ensuite bathroom.

Walk-in Wardrobe 5'05 x 6'05 (1.5 x 1.8) – shelved out

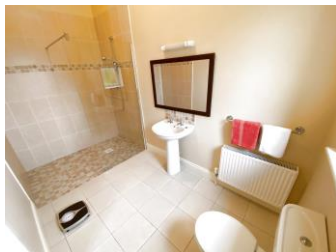
Ensuite Bathroom 8' x 6'03 (2.4 x 1.8) – WHB, WC and Shower off mains, tiled floor and tiled around the shower area.



BEDROOM 4 18'06 X 12'02 (5.5 X 3.7)
Engineered oak flooring, 2 x windows, walk-in wardrobe and ensuite bathroom.

Walk-in Wardrobe 6'03 x 5'05 (1.8 x 1.5) – shelved out

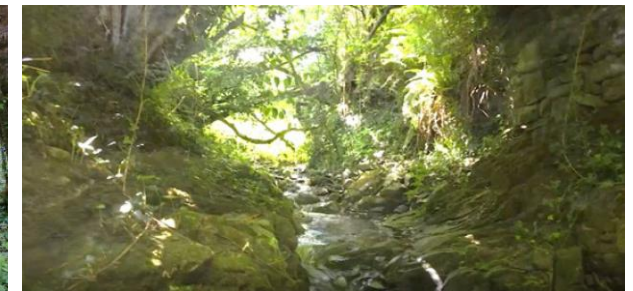
Ensuite Bathroom 6'08 x 11'09 (1.8 x 3.4) WHB & WC, Shower off mains, tiled floor and tiled around the shower area.



Avenue leading up to house



Two fields to rear of house



Part of walk way down to stream