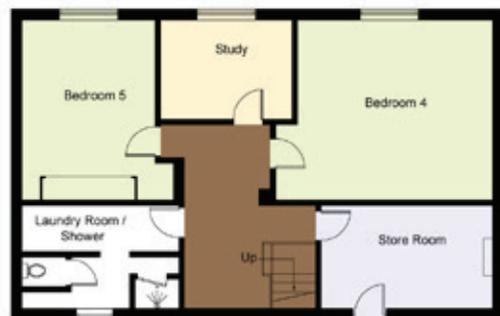


# FLOOR PLANS



Lower Ground Floor



Ground Floor



First Floor



Attic Room

## LOWER GROUND FLOOR:

All rooms on the lower ground floor are accessed from the central hallway and includes 2 bedrooms and study.

The laundry room/wash room features a separate w.c. and separate shower together with ample storage space, a Belfast sink, second sink and it is plumbed for washing machine and dryer. There is a large storage room which has an original iron cast fireplace, shelving and door to outside. The whole of the lower ground floor would lend itself to conversion to a separate apartment if required.

## THE COURTYARD:

The courtyard is to the side of the house and is approached through a gated stone pillared entrance. It houses the coach house, workshop and a stable, all of which are lofted.

## MEWS HOUSE:

The two storey Mews House extends to approx. 117.5 sq.m./1,265 sq.ft. The accommodation comprises an

entrance hall, kitchen, livingroom, 2 double bedrooms and bathroom. The Mews House is currently let and producing a generous income. (Vacant possession)

## GROUNDS AND GARDENS:

Developed over many decades there is a mix of beautiful formal gardens together with sloping lawns interspersed with shrubbery and mature trees. These are sheltered to the North and East by high stone wall while sloping south and west towards the river valley. There are generous paddocks and newly planted copses.





## GENERAL INFORMATION:

### SERVICES:

Mains water (in addition 2 private wells – not in use), ESB, septic tank, OFCH (2 zones), solid fuel stove in the sittingroom, underfloor heating in kitchen, sunroom & master bedroom, gas fire in master bedroom, gas stove in kitchen, electric gates, alarm, broadband.

**TENURE:** Freehold

### FIXTURES AND FITTINGS:

Garden ornaments, light fittings, curtains and all other removable fittings are expressly excluded. (Some items may be available by separate negotiation).



## DIRECTIONS:

**From Dublin:** Take M7/M9 and exit at Junction 3 (Ballitore) and go for 2km to T-junction – turn left – left again and left again, next right – Griesemount House is first entrance on the left.

**From Carlow/Kilkenny:** Take M9 north exit at Junction 3, take R747 (Ballitore) after 2km turn left at T-junction – take next left, next left and next left – next right and Griesemount House is first entrance on the left.

**GPS:** 53.0004004 – 6.807142.

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# GRIESEMOUNT HOUSE

BALLITORE, CO. KILDARE

**JORDAN** 

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Chartered Valuation Surveyors

**Tel: 045-433550**

**[www.jordancs.ie](http://www.jordancs.ie)**

PSRA No. 001536

# GRIESEMOUNT HOUSE

BALLITORE, CO. KILDARE ON 3.5 ACRES (1.4 HECTARES)

*A Charming Gentleman's Residence dating from 1817, set within wonderful mature gardens and with uninterrupted views of the River Griese.*

## MAIN HOUSE:

Entrance Hall, Guest WC, Staircase Hall, Cloakroom, Drawingroom, Diningroom, Sittingroom, Sunroom, Kitchen, 6 Bedrooms, 3 ensuite bath/shower rooms, bathroom, shower room, laundry, large storage room.

## COURTYARD AND MEWS HOUSE:

Coach house with garage, stable, store, 2 storey Mews house with kitchen, livingroom, 2 bedrooms and bathroom.

## LANDS & GARDENS:

Lawns with trees and shrubs, walled garden, knot garden, paddocks and copses.

Ballitore 1km, M9 (Junction 3) 3km, Kilcullen 16 km

Athy (Train station) 14 km, Dublin City 66km

Dublin Airport 74km, Newbridge 22km, Naas 35km

## HISTORY – DATING FROM 1817

Griesemount House is part and parcel of the Quaker history of Ballitore Village. It was built by the Shackleton Family in 1817 as documented by the famous Quaker diarist, Mary Leadbeater in "The Annals of Ballitore" 1766-1824:

"On the 22nd day of the sixth month this year [mid-summer's day 1817] the first stone of George Shackleton's house at Griesemount was laid by his little niece Hannah White. Her father had written a date, etc. in Latin, which he wrapped in lead and put in a bottle, with coins of the present date, sealing it with the seal of Ballitore post-office. This was placed under the foundation stone. When this bottle shall be opened, where shall we be who stood around to witness this pleasant ceremony? Our places shall know us no more!"



In 1972, Sara von Stade, widow of an American airman killed in World War Two and mother of Frederica von Stade, the world famous mezzo-soprano bought the house, gave it a new lease of life and redesigned the gardens. Griesemount changed hands once more in 1983 and the current owners have followed in Sara von Stade's footsteps improving the house, outbuildings and gardens.





## DESCRIPTION:

Griesemount is a charming c. 420.5 sq.m. (4,526 sq.ft.) Georgian house which is set amidst beautiful walled gardens in a superb location within an hour of Dublin City and Airport.

Griesemount is a wonderful family home, compact and manageable, with superb light from south and west and spectacular sunsets. The house sits proudly on a rise with uninterrupted views down to the River.

The house is a two storey over lower garden level with well laid out accommodation where all the rooms are arranged around the central stairwell. The house has retained its original Georgian features including original floor tiles, sash windows refitted and draught-proofed with shutters throughout. Georgian panelled solid timber doors with Georgian fanlights and corniced ceilings. The sunroom which connects the sittingroom with the kitchen was designed in more recent years and it is a fantastic space which gives easy access to the terrace and gardens.

Griesemount could be described as a large small house, it has all the elegance and spaciousness of a fine country house but on a manageable scale. The owners have enjoyed planting many more trees to add to the magnificent collection of beeches, oaks, Spanish chestnut and the second largest tulip tree in Co. Kildare (the largest being at The K Club). Griesemount received Heritage designation some years ago because of the innate historical interest of the Quaker and Shackleton background, the attractive walled grounds, knot garden and lawns.

## LOCATION AND AMENITIES:

Griesemount is superbly located, set within its own private mature grounds and yet within a 10 min walk of the Quaker Village of Ballitore. Dublin and Dublin Airport can be less than an hour via the M9 and M7. Athy is 14km and is served by a Dublin to Waterford intercity rail route, with on average 9 trains per day and travelling time to Dublin ranges between 46 mins to 1 hour.

Ten minutes away are Rathsallogh Hotel and Golf Course, and Kilcullen – famous for Nolan's butchery and Berney's saddler and good restaurants. Burtown House and Gardens with their new and exciting "Green Barn Café/Restaurant" is just up the road, as is Kilkea Castle which reopens in June as a hotel and golf course after major refurbishment. The Curragh, Kildare Village and Punchestown are all nearby.

Co. Kildare is synonymous with the bloodstock industry, famous for its world renowned stud farms and busy racing calendar. The main racecourses are The Curragh, Punchestown and Naas, all within easy driving distance. The keen huntsman has a choice of packs notably the Kildare, Laois and Carlow Hunts. There are excellent primary and secondary schools serving the area.



## ACCOMMODATION:

*(Please refer to floor plans on next page)*

**House Approx.** 420.5 sq.m. (4,526 sq.ft.)

**Mews House Approx.** 117.5 sq.m. (1,265 sq.ft.)

## GROUND FLOOR:

Griesemount is approached by a flight of granite steps and a Georgian panelled door with fanlight. The outer hall features the original tiled floor and a corniced ceiling with centre rose. The Guest W.C. has the original tiled floor and a corniced ceiling with centre rose.

A decorative panelled door with Georgian fanlight leads into the staircase hall. The spacious and light filled drawingroom features a timber floor, fireplace with brass inset, 2 recessed sash windows, recessed arch and a corniced ceiling.

The sittingroom is also spacious and bright. It has a timber floor, corniced ceiling, marble fireplace with solid fuel stove, fitted book cases and cabinets. Double doors

lead to the sunroom, which has a tiled floor, French doors to the terrace and views over the river and mill. There are also recessed sliding doors giving access to the kitchen. The windows are double glazed and the sunroom also features "Sanderson" Blinds which are excellent heat retainers.

The kitchen has a tiled floor and solid wood units at floor and eye level. It features a large south facing bay window and another window looks out beyond the terrace to the river and mill view. There is Jotul gas stove, "Range Master" cook centre with 2 ovens and gas hob with 5 rings and a warming plate, and a separate built in double oven. The diningroom has carpeted floor, corniced ceiling and 2 recessed alcoves. The side porch gives direct access to the Courtyard.

## FIRST FLOOR:

The master bedroom suite is on the first floor return. The suite has a carpeted dressingroom with ample storage

space, w.c., w.h.b. leads into the master bedroom. The bedroom is a bright room with carpeted floor, gas effect fireplace and the bay window features a roll top bath, again with wonderful views over the garden, river and mill.

There are 3 double bedrooms on the first floor, all of which feature long sash windows ensuring great light and wonderful views. Bedroom 2 has a corniced ceiling, built in wardrobe and the en-suite shower room has a w.c., w.h.b., and a shower. Bedroom 3 has a dual aspect, timber floor and corniced ceiling. The en-suite bathroom which also connects to the landing has a tiled floor, w.c., w.h.b. and a bath with shower. Bedroom 4 has a timber floor, cornice ceiling, grey marble fireplace and built in wardrobes.

The bathroom/linen room is at the top of the house and reached by a short staircase. It is a spacious room with a bath, w.c., w.h.b., and a range of built in storage cupboards.