



For Sale By Private Treaty

**Lavender Barn, The Rower, Inistioge, Co. Kilkenny**

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Lavender Barn is an absolutely stunning conversion of an nineteenth century barn, under expert architectural supervision the cut stone property has been transformed into a light filled country bolthole nestled in the rich South County Kilkenny countryside.

The ground floor with a wonderful open plan design that has a free flowing double height spacious feel with galley kitchen and dining room with a feature wood burning stove. Also on the ground floor, a double bedroom and bathroom.

On mezzanine level there is a cosy den with a cantilevered fireplace together with the second double bedroom with glazed roof lights and view over the countryside.

Lavender Barn is set in the quiet countryside of the Nore Valley and is just under 8km from the ever popular Inistioge village home to the Woodstock Estate and quaint public houses and cafes. Its location is ideal of taking advantage of a wide variety of pursuits from river walks, boating, fishing and golf.



**Living Accommodation**  
Dining Area/ Galley Kitchen  
(Stairs to first floor) 4.2m x 3.35m

Bedroom 1. 3.54m x 3.36m

Bathroom, w.c., w.h.b, fully tiled

**1st Floor**  
Living room with open fire 3.54m x 3m  
Bedroom 2. 3.54m x 3.4m

**Grounds & Outbuildings**  
An alfresco dining area, mature gardens which include extensive double hayshed and ample private car parking.





### Local amenities

Located less than 8km from Inistioge and New Ross, the medieval city of Kilkenny City is only 36km away with its excellent shops and restaurants. There's a wide selection of outdoor pursuits in the area from hill walking, fishing, boating, hunting with the Kilkenny, Wexford and Waterford Hunts and golf at the championship Mount Juliet Estate.

**Eircode:** R95VF74

**BER:** G No 107137275

**Services:** Oil fired central heating, group water, septic tank

**Selling Agent:**  
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