



For Sale By Private Treaty

The Farmhouse at Ballilogue, The Rower, Inistioge, Co. Kilkenny

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Nestled in the lush Nore Valley, this stunning cut stone farmhouse offers a retreat from the ordinary with tranquillity and privacy in the beautiful south Kilkenny countryside. Built in 1824 from fine Kilkenny stone and granite this magnificent 5 bed property provides 180sq m of imaginative architecturally designed and refurbished light-filled accommodation.

The traditional façade marries beautifully with the contemporary spacious interiors and sits alongside original architectural details of sash windows and shutters, fireplaces and exposed beams. All improvements have been implemented with considerable style and attention to detail. The accommodation flows beautifully over three levels and lends itself extremely well to modern day living and entertaining.

The Farmhouse is situated only 8km from the picturesque village of Inistioge and is set well back from the road by the beautiful private, landscaped and well planted gardens and is approached via a wide gated gravelled driveway with carport to the front and ample parking to the rear.

The property has been successfully extended by the current owners to provide a superb first floor living room with vaulted ceiling, four of the five double bedrooms at the Farmhouse have en suite shower rooms with the additional benefit of a guest cloakroom. The mezzanine bedroom can also double as study and home office. The first floor atrium/ sunroom comes with private decks front and rear which enjoy stunning views of the surrounding countryside.



Ground Floor

Accommodation

Entrance Hall with timber floor

Kitchen 5.7m x 4.7m (19' x 15' 7") with a range of fitted units and integrated appliances and Rayburn Cooker

Utility, with laundry and storage area

Bedroom 1. 4.4m x 3.3m (14' 6" x 11') with en suite shower room and fitted wardrobes

Rear Hall with tiled floor and guest w.c. and w.h.b.

Bedroom 2. 3.9m x 2.7m (13' x 9') with en suite shower room

Bedroom 3. 3.3m x 2.7 (11' x 10') with en suite shower room





1st Floor Accommodation

Living room 7.2m x 4.4m
(23' 6 x 14' 6) with timber floor,
vaulted ceiling and open fire,
door to a private 1st floor deck
area

Bedroom 4. 4.4m x 3.6m
(14'4 x 12') with en suite shower
room

Stairs to mezzanine level
Study /Bedroom 5.4m x 3.9m
(14'6 x 13')

Glass Atrium 7m x 3.6m
(23' x 12') accessed from ground
floor and has direct access to
garden





Grounds

Large walled south facing interconnecting gardens with a wonderful selection of mature planting, natural hedgerow, a wide selection of perennials, magnificent grasses and mature fig tree. Carport with a series of four spacious storage sheds which also house the oil tank and boiler.

Services

Electricity, Group Water, Septic Tank and Oil Fired central heating

BER G. No. 107136517

Eircode R95WR85

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.

Viewing strictly by prior appointment

Further information available from



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Co Wexford

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