

Pat Gannon Auctioneers Ltd.  
49 John Street, Kilkenny.  
tel: 056 7723298  
fax: 056 7723299  
email: info@gannonauctioneers.com

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**PAT  
GANNON**

www.gannonauctioneers.com

Auctioneer Valuer Estate Agent

## The Rectory, Banse Glebe, Kilmanagh, Co. Kilkenny. R95 F2RO.

**FOR SALE BY PRIVATE TREATY**



***PERIOD RESIDENCE ON c.20 ACRES***

***GUIDE PRICE : €495,000***



## Description

This is a truly impressive three bay two-storey house of c.1825, extending to approx. 232 sq m (2500 sq ft) with accommodation over two floors consisting of entrance porch, hallway, diningroom, sittingroom, livingroom, kitchen, scullery, boiler room, storeroom off kitchen with staircase access to two rooms overhead. From the hallway a carpet stairwell leads to the bathroom / WC, 4 bedrooms and changing room.

Upon entering, one is struck by the generous proportions of the entrance hallway, the two front reception rooms and the easy flow of the accommodation. Although, in need of substantial modernization, this residence offers many original period features throughout. Full of character, this property is approached via a winding avenue with lands to both sides leading up to a walled in residence with garden to the front and enclosed yard with numerous out-buildings to the rear. Nicely set in off the road, offering spectacular views of the surrounding verdant countryside, giving total privacy.

This residence on c.20 acres is full of character and with some loving care / modernization, it could be the perfect family home. It is sure to be of enormous interest to those seeking a distinctive rural family home in a picturesque location.

## ACCOMMODATION COMPRISES OF THE FOLLOWING:-

### GROUND FLOOR

**Entrance Porch** 3' x 6'01 (0.9 x 1.8)

**Hallway** 13' x 6'01 (4 x 1.8)

Carpet flooring with stairs leading to first floor accommodation. Two reception rooms to the front.



**Diningroom** 21'06 x 15' (6.4 x 4.6) Large room with 9'09" ceilings, open brick fireplace, featuring large window overlooking the grounds to the front. Carpet flooring, coving with centre piece



**Sittingroom** 21'03 x 14'10 (6.4 x 4.3)  
fireplace, carpet flooring. Coving with centre piece.

Another large room with 9'09" ceilings and open marble



**Study** 11'04 x 10'02 (3.4 x 3)

Carpet flooring, tiled fireplace.

**Kitchen** 15' x 12'06 (4.6 x 2.5)  
and eye level, "Hamco" oil range.

Original old tiles on the floor with kitchen units at floor



**Scullery** 15'03 x 8'07 (4.6 x 2.5)



**Boiler Room** 15'01 x 8'07 (4.6 x 1.6)

**Coal Room** 8'01 x 10'05 (2.4 x 3.1) Situated off the kitchen, with a staircase leading to two rooms over this room and the kitchen, access was blocked off from main house.

**Rear Porch** 5' x 7'05 (1.5 x 2.1) Tiled floor

### FIRST FLOOR

**Bedroom 1** 12' x 16' (3.6 x 4.9) Carpet flooring

**Changing room** 5'11 X 7'10 (1.6 X 2.2) Carpet flooring

**Bedroom 2** 12' x 16'02 (3.6 x 4.9) Carpet flooring



**Bedroom 3** 8'11 x 16'02 (2.5 x 4.9) Carpet flooring

**Bedroom 4** 8'10 x 16'02 (2.5 x 4.9) Carpet flooring



**Landing** 5'11 x 18'11 (1.6 x 5.5) Carpet flooring

**Hallway** 3'05 x 15'04 (0.9 x 4.6)



Bathroom	9'07 x 8'10 (2.8 x 2.5)	WHB & Bath, Fully tiled
Shower Room	8'09 x 6'04 (2.5 x 1.8)	Off Bathroom, tiled floor
WC	4'04 x 5'06 (1.23 x 1.5)	Toilet, tiled floor



SERVICES

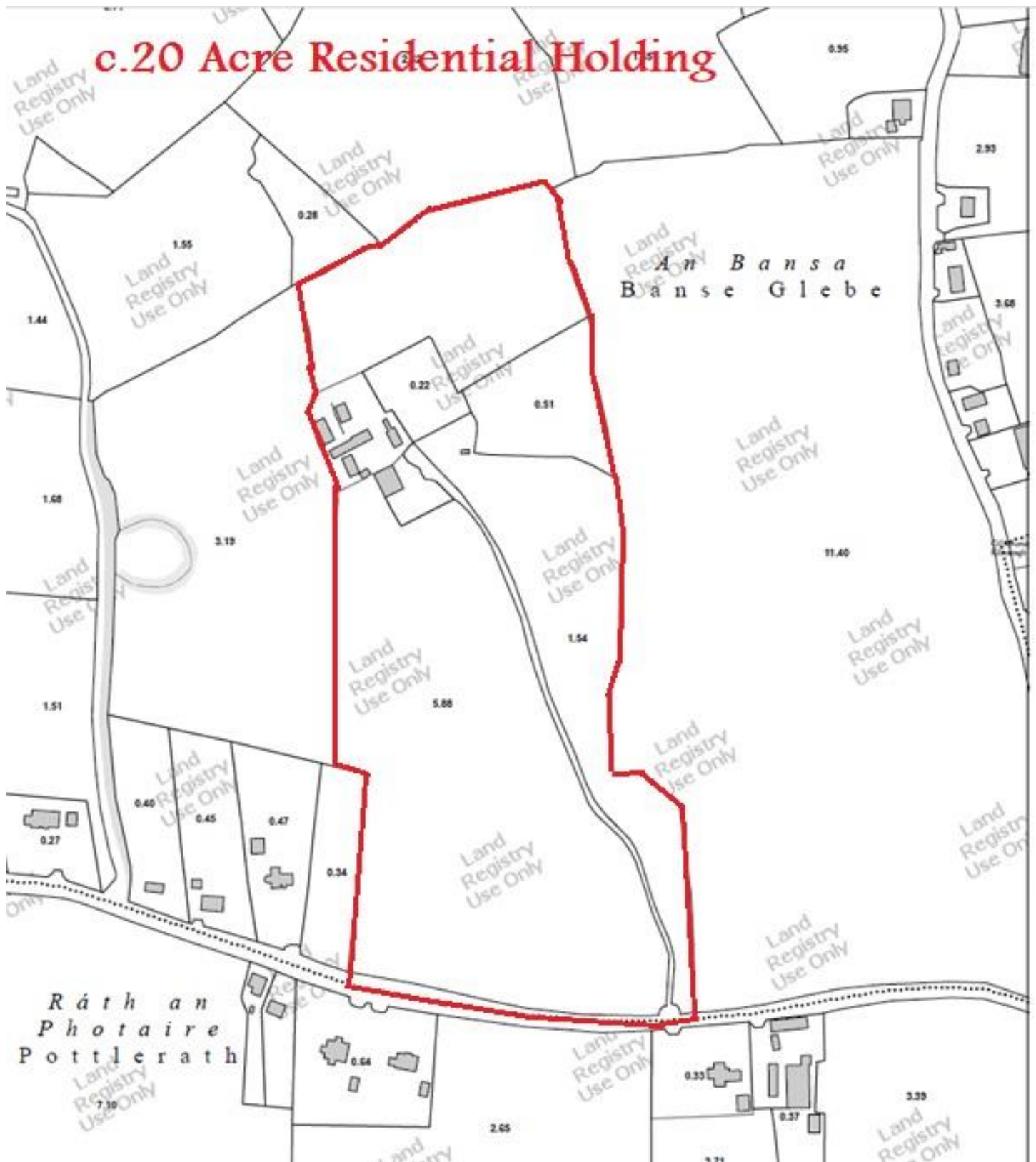
- Oil fired central heating
- Telephone & ESB
- Alarmed
- Own water supply
- Septic Tank











## FEATURES

- Generous well proportioned living accommodation
- Alarmed
- Numerous Out-buildings
- Fantastic rural location with c.20 acres
- Maintains many of its original features

**BER TO FOLLOW**

### **LOCATION / DIRECTIONS**

Kilmanagh village 1.5km; Tullaroan 6km; Callan 11.5km; Kilkenny City 15km; Dublin Airport 1hr30m; Cork Airport 1hr 45m; Waterford 1hr

From Kilkenny city take the Kilmanagh Road – out past Kilcreene Hospital, continue a few km until you come to a cross roads and take a right turn here, continue straight on this road into the village of Kilmanagh, pass up by the shop / with church on your left heading towards Tullaroan, and take the 2<sup>nd</sup> left turn. Our sign is on the property just a few hundred yards up on the right hand side.

