

FEATURES

- Surround sound system on most of the ground floor
- Solid oak doors throughout
- Brass door knobs on all doors (from America)
- Electric fire alarms
- House Alarm
- 4 x CCTV cameras and system set up in office, cameras can be viewed from any television in the house.
- Phone & TV points in all bedrooms
- All bedrooms have en-suite bathrooms and walk-in wardrobes
- Brass & Chrome sockets on the ground floor
- Traditional solid oak kitchen by Sinnott Kitchens, Kilkenny.
- Recess lighting in all living areas on the ground floor
- Double garage attached to the house with doors wired – ready for electric doors
- Wiring in for electric gates at entrance to the property
- Vaulted ceilings in all living areas on ground floor
- Zoned heating (2 zones – both upstairs and down)
- Immersion Heater
- Wired for intercom in kitchen
- All external walls are insulated with Kingspan Slabs
- Cavity walls pumped



“HIGHFIELD HOUSE”, CLOPOOK, BALLYFOYLE, CO. KILKENNY.

FOR SALE BY PRIVATE TREATY



Deceptively spacious 5 bedroom property extending to 4,700 sq ft / 437 sq m plus attic conversion. This is an exceptional home and has to be seen to be appreciated. High quality finish throughout, beautifully decorated rooms with vaulted ceilings in all of the ground floor living areas, surround sound to name just a few of the features. Accommodation comprises of entrance hallway, kitchen-dining area, conservatory, dining room, sittingroom, playroom, office, utility, panty, WHB & WC and Shower Room on the ground floor with 5 double bedrooms with walk-in wardrobes and en-suite bathrooms on the first floor. Oil fired central heating.

GUIDE PRICE : €430,000

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

Entrance Hallway

On entering this wonderful family home you are immediately greeted with a sense of “awe” as the house is impeccable to say the least, the attention to detail, the immensely high quality finish throughout. Open plan hallway with the stairs in the centre leading to the first floor accommodation, double door openings to the right and left leading to the dining room and sittingroom, with access to the playroom, downstairs toilet, office and rear hallway. Bog Oak fibreglass double doors lead to this magnificent home, with oak effect laminate flooring, recess lighting, surround sound

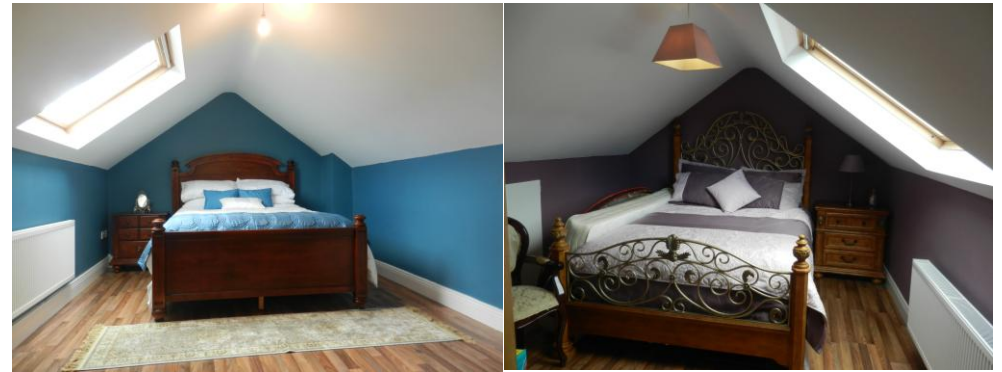


Kitchen – Dining Area 9.35 x 5.65 (30’8” x 18’6”)

This is a fabulous large kitchen/ dining / living area with the conservatory off the dining area, shared with a double sided “Hunter” solid fuel stove. A traditional solid oak “inframe” kitchen by Sinnott Kitchens with units at both floor and eye level, built round the Stanley Oil Cooker with granite worktop to one side and a double Belfast Sink unit to the other side with granite worktop and granite window sill, Chrome tap and soak dispenser. The feature of the room is the island measuring 3m x 1.3m in the centre also in traditional solid oak, housing the Miele Dishwasher to one end and built-in binds beside it with a sink unit on the bottom right corner, again with granite worktop and solid oak worktop around the seating area to one side and end. The floors are furnished with tile effect laminate flooring. Built in appliances include Neff double oven and built in microwave, Neff 4 ring hob beside the Stanley, Whirlpool American Style fridge freezer. Two doors lead from the kitchen area, one into the pantry and the other to the back hallway. Vaulted ceiling, surround sound system, recess lighting, vacuum outlet and bay window to name some of the features.



KITCHEN – DINING – LIVING AREA



ATTIC CONVERSION

LOCATION / DIRECTIONS

This property is located 7 miles from Kilkenny City, 5 miles from Castlecomer, 1 hr 20 mins to Dublin.

From Kilkenny head to Ballyfoyle, out past the Kilkenny Golf Club, follow the road into Ballyfoyle and continue up by the Church about 2 miles and as you climb the hill the road runs to the left but take a right turn here, and it’s the second house down on the left hand side – laneway access to the house.

SERVICES

- Own Water Supply
- Septic Tank
- Oil Fired Central heating

BER RATING

TO FOLLOW!



Bedroom 2 4.93 x 4.32 (16'2" x 14'2")

Located front right of house with walnut effect laminate flooring, walk-in wardrobe and en-suite bathroom. TV & phone points

En-suite Bathroom 2.44 x 1.04 (8' x 3'5")

WHB WC & Shower, tiled around the shower area, double shaving socket, chrome fittings.

Walk-in wardrobe 2.44 x 1.04 (8' x 3'5")

Walnut laminate flooring, fitted out with shelves



Bedroom 3 4.9 x 4.19 (16'1" X 13'9")

Located back right of house, this has walnut effect laminate flooring, en-suite bathroom and walk-in wardrobe. TV & phone points.

En-suite Bathroom 2.21 x 1.02 (7'3" x 3'4")

Walnut effect laminate flooring, WHB, WC and shower are – tiled around shower. Chrome light fittings over mirror

Walk-in Wardrobe 2.41 x 1.002 (7'11" x 33'4")

Carpet flooring, fitted out with shelves, radiator.



Bedroom 4 3.89 x 3.78 (12'9" x 12'5")

Located rear left, walnut laminate flooring, TV & Phone points, walk-in wardrobe way through to en-suite bathroom. Shelves fitted to both sides of wardrobe.

En-suite Bathroom 2.41 x 2.16 (7'11" x 7'1")

Plumbed for shower / WC etc, needs to be completed.

Conservatory 5.13 x 3.45 (16'10" x 11'4")

The double sided "Hunter Stove" is shared between here and the kitchen-dining area. Timber panelled ceiling, double patio doors out the garden; tile effect laminate flooring, vacuum outlet.



CONSERVATORY



DINING ROOM

Pantry

This is located off the kitchen with tile effect laminate flooring, shelved throughout.

Dining Room 5.36 x 3.96 (17'7 x 13')

Beautifully furnished with oak laminate flooring, features bay window, vaulted ceiling, recess lighting, wired for surround sound. Option to put in fireplace and also option to install double sliding doors to close off to hallway.



SITTING ROOM



DOWNSTAIRS TOILET

Sitting Room

Open plan from hallway with open fireplace built into a stone wall which fills the width of the back tastefully finished, vaulted ceilings, surround sound system, recess lighting, 2 x double sockets fitted into the floor. Oak effect laminate flooring. Option to install double sliding doors.

Playroom 5.84 x 5.28 (19'2" x 17'4")

Large square room with solid fuel "Hunter" stove on a stone bed. Door / access to double garage. Vaulted ceiling, wired for surround sound system, electric fire alarm fitted on ceiling, recess lighting.

Downstairs Toilet

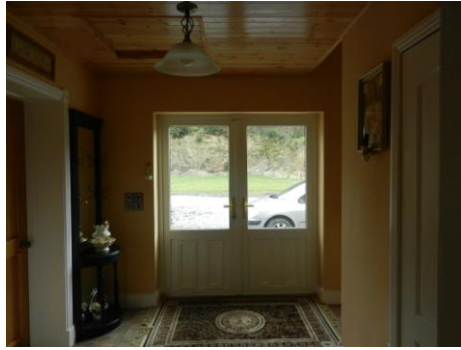
WC & WHB in a beautiful wooden vanity unit with granite top and matching mirror, brushed chrome fittings. Tiled floor.

Office 2.44x 2.74 (8' x 9')

Oak effect laminate flooring, houses the security system and all the wiring for the house, vacuum outlet.



PLAYROOM



REAR HALLWAY

Rear Hallway 3.05x 2.21 (10' x 7'3")

Double doors to rear of property with door leading to shower room, kitchen, utility and front hallway, closet for coats built in to the left on entering the kitchen. Tile effect laminate flooring. Vacuum outlet.

Utility Room 3.05 x 2.44 (10' x 8')

Tile effect laminate flooring, plumbed for washing machine and dryer with appliances included, 300 litre water tank – ready for solar panels, plumbed and ready to go to fit further boiler outside / in garage.

Shower Room 3.02 x 0.94 (9'11" x 3'1")

WHB, WC and plumbed for electric shower. Laminate flooring, timber panelled ceiling over the shower area and tiled round the shower. Chrome light fittings.

FIRST FLOOR ACCOMMODATION

Landing 7.11 x 3.38 (23'4" x 11'1)

Carpet flooring and carpet on the centre of stairwell to first and second floors. Vacuum outlet.



LANDING



MAIN BEDROOM

Main Bedroom 5.13 x 4.29 (16'10" x 14'1")

Walnut effect laminate flooring, recess lighting, vacuum outlet, wonderful views of the surrounding countryside from bedroom window, alarm unit fitted beside the bed, phone and tv point, door leading into the en-suite and walk-in wardrobe.

En-suite Bathroom 6.38 x 3.02 (20'11 x 9'11")

Not your average en-suite as this has the WC built in to one side, separate double shower area opposite with corner bath fitted, built-in shelves and beautifully fitted double sink vanity unit with marble top, wired for lights either side, double shaving socket.



Walk-in wardrobe 2.16 x 3.35 (7'1" X 11")

This is just off the en-suite area – all open plan with access to storage behind the shelving. Shelved to both sides with carpet flooring.

Bedroom / Nursery

This is accessed from the en-suite off the main bedroom, but has separate access from the hallway. Tastefully completed with walk-in wardrobe and en-suite bathroom. TV & Phone points.

En-suite Bathroom 1.52 x 2.13 (5' x 7')

WHB & WC, Shower area to be finished, recess light, Chrome light fittings over mirror / WHB. Access door to attic storage. Velux window.



ENSUITE BATHROOMS