

'Cluain Ard', Pilgrimhill, Castletown, Co. Laois



For Sale by Private Treaty

**Superb Detached 5 Bed Residence on c.12 Acres with Panoramic
Views of the Surrounding Countryside**

BER C2

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P. J. Delaney
Main Street, Mountrath, Portlaoise

“Cluain Ard” is a beautiful family home on private grounds ideally located close to a range of destinations and M7 Motorway

‘Cluain Ard’ is a magnificent family home situated on a 12 acre site in the scenic Village of Castletown, Co. Laois, within walking distance of the famous salmon weir bridge and a few hundred yards from Mountrath Golf Course.

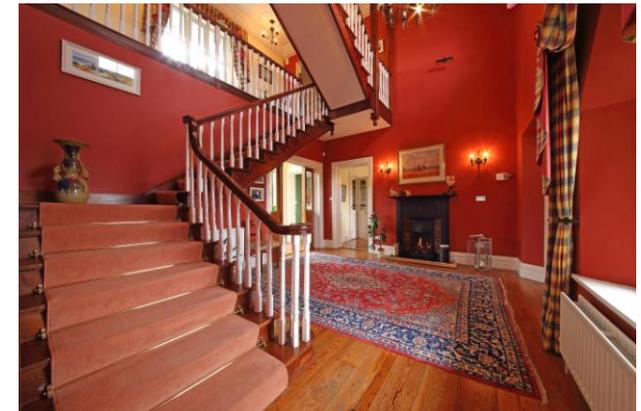
Built in the late 1990s by the current owner, its elevated setting on Pilgrimhill provides unimpeded views of the surrounding countryside and of the Slieve Bloom Mountain range.

The property is approached via a recessed entrance with electric gates leading to a beech lined tarmacadam avenue with paddocks on either side. The mature gardens comprise lawns, a well-stocked rockery, mature shrubbery and a unique water feature.

The house provides 4,500 sq.ft of spacious well proportioned light filled accommodation presented in superb condition with a number of reception rooms and 5 bedrooms (3 ensuite) and ancillary spaces.

Castletown is a quiet well appointed village with a history of success in the National Tidy Towns competition. The River Nore which runs through the village affords relaxing river bank walks for those of a sedate disposition, while for the more energetic, the Slieve Bloom Hills are within easy reach, with their forest trails and panoramic views of the Irish Midlands.

**VIEWING STRICTLY BY APPOINTMENT WITH
JOINT SELLING AGENTS**



Accommodation:

Entrance Hall:	5.1m x 4.3m	Double height hall, antique pine floor, open fireplace (gas), wall lights.
Drawingroom:	6.5m x 4.0m	Antique pine floor, cornice, open fireplace (gas), door to patio.
Diningroom:	4.5m x 4.5m	Antique pine floor, cornice, open fireplace (gas).
Sunroom:	2.5m x 5.1m	Handmade tiled floor, French doors to garden.
Kitchen:	4.7m x 7.6m	Handmade tiled floor, 2 oven Aga cooker with brick surround, centre island, antique pine built in ground and eye level presses, marble worktop, gas hob, extractor, oven and integrated dishwasher.
TV room	5.4m x 4.7m	Antique pine floor, cornice, open fireplace (gas).
Utility:	3.0m x 2.1m	Handmade tile floor, built in presses, sink unit and fully plumbed for washer / dryer.
Pantry:		With range of presses
Bathroom		w.c & w.h.b
First Floor:		
Bedroom 1:	4.0m x 3.3m	Wooden floor & built in wardrobes.
Bedroom 2:	4.1m x 3.3m	Wooden floor & built in wardrobes.
Hot press		Walk in, fully shelved.
Master Bedroom:	4.7 x 4.7m	Open fireplace (gas), wooden floor.
Ensuite / Dressingroom		w.c, w.h.b, shower, bath with additional fully shelved dressingroom



Second Floor:

Bedroom 4 (Ensuite):	4.7m x 3.1m	With ensuite w.c, w.h.b and shower. Also separate door to extensive, fully shelved eaves storage
Bedroom 5 (Ensuite):	4.2m x 3.5m	Range of built in presses, ensuite with w.c, w.h.b and shower.

Town Planning:

The property is within the jurisdiction of Laois County Council and currently adjoining the zoned area for the village of Castletown as contained in the County Development Plan 2017 – 2023. The land was previously zoned and may have some long term potential.

Amenities

Primary Schools: 3 national schools in parish.

Secondary Schools: Mountrath Community School, Saint Mary's CBS Portlaoise, Scoil Chriost Portlaoise & Haywood College, Ballinakill.

Golf: Mountrath Golf Club, The Heath Golf Club, The Heritage Killenard

Sporting facilities: Local GAA, Rugby in Portlaoise and numerous other clubs and facilities.

Outdoor Pursuits: Walking and cycling in Slieve Blooms, Fishing on the Nore & Laois Hunt.

Directions

From Dublin:

Take the M7 south bound and exit at junction 18 towards Mountrath (R445). Proceed into Mountrath and through the town on the old Dublin road (R445). After 2.5km you will see turn to left for Castletown. Once you go over the River keep left and at the Village green keep left at fork in road. Property is on your right after 500 meters with signboard.

From Limerick:

Take the M7 north bound and exit at junction 21. Continue on the R435 into Borris In Ossory and turn right onto R445 going through Pike of Rushall. Take first right turn into Castletown and first right (keeping the village green on your left). At fork in road keep left and property is on your right after 500 meters with a sign board.



Features:

- ❖ Block built house to a top quality standard.
- ❖ Recessed entrance with electric gates.
- ❖ Superb panoramic views.
- ❖ Mature gardens and water feature in the centre of 12 acres.
- ❖ Superb internal finish throughout.
- ❖ Central vacuum system.
- ❖ uPVC double glazed windows.
- ❖ Concrete slab on 1st floor for noise reduction and fire prevention.

Services:

Mains sewage, mains & private water, ESB, electric gates, oil fired central heating, alarm, broadband and satellite tv.



Inclusions:

Carpets, curtains & integrated appliances (inventory available upon request).

Contact details:

Jordan Auctioneers 045 – 433550
(Paddy Jordan / Clive Kavanagh)
PJ Delaney Auctioneer 087 – 2376227 (PJ Delaney).



BER No.
109717215

