



TIERHOGAR HOUSE


PORTARLINGTON, CO. LAOIS.

SUPERB PERIOD RESIDENCE OVERLOOKING A MATURE TIMBERED SETTING ON C. 46 ACRES



2½km N7, Beside the Heritage Hotel, Golf & Country Club, 4km M7, 17km Portlaoise, 3km Portarlington, c. 1 hour Dublin (via M7)

SUPERB PERIOD RESIDENCE OVERLOOKING



TIERHOGAR HOUSE is an impressive period residence, built in the early 1600s and considerably extended around 1820. Once owned by a Huguenot family, the house has an interesting and well documented history. It was sympathetically refurbished in 2005. Situated c. 3km from Portarlinton which provides a commuter train service to the City (50 mins). The yards include an attractive limestone stable block (3 boxes, Coach House and Bell Tower), and the Old Dairy which is suitable for additional accommodation/studio, etc and extensive agricultural sheds – with separate farmyard entrance from the road.

Tierhogar House is approached via a sweeping tree-lined avenue. The mature trees which include chestnut, beech, copper beech, lime, sycamore and ash, frame the panoramic views across the lawn field, currently in corn. Several hundred broad leaved trees have been planted around the lawn together with a grove of well established Sequoia Redwoods.

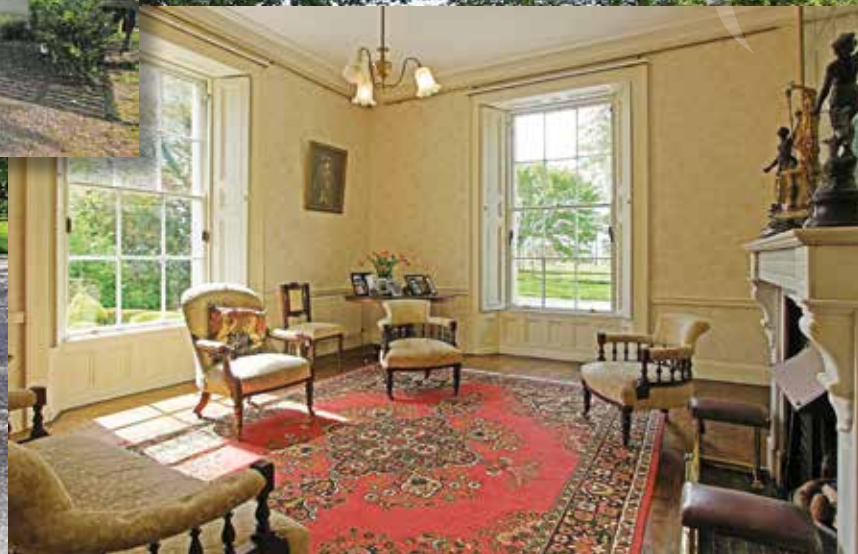
The residence includes c. 4,229 sq. ft. (392 sq.m.) of living accommodation:-



ACCOMMODATION:

Fine Bright Entrance Hall:	5.81m x 2.85m	(11ft ceiling) with cornice, timber floor
Cloakroom:		With w.c. and w.h.b.
Drawingroom:	5.5m X 4.61m	Marble fireplace with tiled inset, coving and brass picture rails.
Diningroom:	5.5m x 4.61m	Black marble fireplace with tiled inset and hearth, coving, brass picture rails, hatch to kitchen.
Study:	5m x 3.6m	Wood burning stove, cast iron fireplace with wood surround, tiled hearth.
Back Hall:		With understairs storage and doors to garden.
Kitchen:	4.9m x 3.8m	Agas oven oil fired, with Agamatic solid fuel boiler, built in ground and eye level presses, DeDietrich double oven, integrated microwave and 4 ring ceramic hob, polished granite worktop, island with sink unit, integrated dishwasher, storage, panelled ceiling.
Breakfast Area:	1.9m x 1.1m	With bay window seating overlooking the gardens.
Scullery:		Built in presses, Belfast sink unit, plumbed for washing machine, tumble dryer, fridge, polished granite worktop.
Cloakroom/Boot Room:		With Belfast sink.

A MATURE TIMBERED SETTING...



1ST LANDING:

- Bedroom 1:** 4m x 4m Slate fireplace with tiled inset and hearth, original timber floors.
- Hot Press:** 2m x 2m Shelved with immersion
- Bathroom:** Cast iron bath with shower attachment, separate shower, w.c., w.h.b.
- Bedroom 2:** 5m x 4.5m Victorian cast iron fireplace, tiled inset and timber surround, original timber floors.

2ND LANDING:

- Bedroom 3:** 5.6m x 4.7m Marble fireplace with cast iron inset, original timber floors.
- Ensuite:** Bathroom with bath, w.c., w.h.b., marble fireplace with cast iron inset
- Bedroom 4:** 5.6m x 4.7m Marble fireplace, original timber floors.
- Ensuite:** Bath, w.c., w.h.b.

TOP LANDING:

- Bedroom 5:** 5m x 4.2m Original timber floors, plumbed & wired for shower sauna
- Bedroom 6:** 5m x 4.65m Original timber floors

OIL FIRED CENTRAL HEATING

NOTE:

The entire house was sympathetically restored in 2005, mostly with original or salvaged materials including roof, heating, wiring, plumbing, plastering, windows, chimney pots, clay cowells, etc. Original timber floors and brass light fittings throughout the house. All original push bells are working.

OUTSIDE:

Enclosed private garden and orchard mainly in lawn with many mature trees and gravel pathways. The house overlooks the front paddock with mature trees and wonderful views over the lawn field.





THE YARDS:

THE TANNERY YARD INCLUDES:

The Dairy, an original building, with slated roof (re-slatted in 2004) includes 5 rooms (1,255 sq. ft.) currently used for storage, garden equipment and potting shed – IDEALLY SUITABLE FOR ADDITIONAL ACCOMMODATION/ OFFICE/STUDIO.

THE HOUSE YARD:

- A most attractive limestone stable block with Bell Tower
- 3 loose boxes
- Coach House
- Pump House – new water treatment system and well.

MIDDLE YARD:

- Large concrete yard with 2 x 10 span hay sheds
- 6 span shed with lean-to.
- 200 year old stone barn.

TOP YARD:

Concrete storage area. All the yards and rear of house are accessed via a separate entrance from road.

SERVICES:

- Private water supply – 2 new wells and original still in use
- Septic tank drainage
- Oil fired central heating
- Wifi and broadband
- ESB

BER: E2

THE LAND:

The land comprises c. 46 acres in all (including house and yards) and is currently under corn (crop excluded). It is all top quality and has extensive road frontage, and access also from the yard. It is suitable for grazing or tillage and has some mature timber including beech, copper beech, chestnut, sycamore and ash. There are also well established Sequoia Redwoods, Ginko, Holm and Red Oaks, Lime, Cedar of Lebanon and others. The soils are classified as Fontstown Series in the Soils of Co. Laois, and consist of compact stoney till, composed almost entirely of limestone. The soils have a wide use range and together with the soils of Stradbally, Patrickswell, Elton & Knockbeg Series, they are the dominant tillage soils in the county. These soils are also highly suitable for grass production.

SOLICITOR:

Rollestons, Solicitors, No. 4 Wesley Terrace, Portlaoise, Co. Laois.

AMENITIES:

- Hunting:** Laois, Kildare, Carlow
- Golf:** Heritage, Garryhinch, The Heath, Curragh
- Fishing:** Coarse fishing on River Barrow
- Racing:** Curragh, Naas, Gowran Park, Punchestown, Clonmel



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