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Licence No: 003442

Auctioneer Valuer Estate Agent

LEUGH HOUSE, THREECASTLES, CO. KILKENNY. R95 ER89

**A Distinguished 18th-Century Country Residence
Set Amid c.192 Acres Of Prime Farmland**



FOR SALE BY PUBLIC AUCTION

On Wed. 10th June 2026 at 3pm

In The Club House Hotel, Kilkenny.



SOLICITOR : Martin Crotty, Poe Kiely Hogan Lanigan Solrs, Kilkenny. Ph : 056 7721063

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Tucked away in the peaceful countryside, Leugh House stands as a superb example of 18th-century Irish architecture — a gracious three-storey residence set within 192 acres of productive farmland. Approached by a tree-lined avenue from a quiet secondary road, the house commands fine views over the surrounding landscape and exudes the calm dignity of a classic Georgian home.



The main house, completed around 1752, retains many original period features, including its balanced façade, tall sash windows, and fine plasterwork. The accommodation extends across three floors, offering generous reception rooms filled with natural light and high ceilings, creating ideal spaces for family life and entertaining.

Beyond the main residence lies a traditional courtyard, enclosed by handsome stone outbuildings that speak to the property’s long agricultural heritage. These include former stables, coach houses, and stores — many with potential for conversion, subject to planning, for guest accommodation, workshop, or equestrian use. A second courtyard area includes a former dairy and further stone outbuildings, with a slatted shed, silage pit and haybarn adjacent.

The lands, extending to approximately 192 acres, are a wonderful blend of fertile tillage and grassland, bounded by sheltering hedgerows and punctuated with mature trees and field boundaries. The setting offers both beauty and practicality — well suited to farming, equine interests, or simply as a private country retreat within easy reach of Kilkenny city.

Leugh House is understood to have been constructed circa 1752, during a period when many of Ireland’s prosperous landowners built classic Georgian residences that reflected balance, proportion, and confidence. The residence became a landmark of the Leugh townland, associated with good-quality agricultural ground and estate management typical of mid-18th-century Kilkenny.



In 1926, the estate came under the ownership of the Grace family, who occupied and farmed the lands for nearly a century, maintaining and upgrading the house in keeping with the original style, installing polished wooden floors throughout the ground floor level, repairing sash windows etc. The Graces — an old Kilkenny family — contributed to local life and retained much of the estate’s traditional charm and integrity.

ACCOMMODATION COMPRISES OF THE FOLLOWING : ~

<u>BASEMENT</u>	Ground level from the rear courtyard	
Porch	6’5 x 11’5 (1.97 x 3.5)	
Entrance Hallway	29’2 x 10’2 (8.9 x 3.1)	Large hallway with original flag stone flooring and bells originally used for the upstairs residents to call the servants below 😊
Kitchen	14’10 x 16’7 (4.3 x 5.1)	Fitted with a four-oven Aga range cooker converted from coal to oil a number of years ago. It was recently serviced and is in excellent working order. It maintains a cozy room throughout the year, also providing hot water. Features the original flagstone flooring and a gas cylinder connection for back-up cooker.
Breakfast (living) Room	13’8 x 16’7 (4.2 x 5.1)	Modernised with underfloor insulation and and enclosed wood-burning stove with back boiler
Utility Room	9’8 x 16’7 (3.0 x 5.1)	Plumbed for dishwasher and washing machine, original flag stone floors
Store Room	8’8 x 8’10 (2.7 x 2.5)	Hot press – warm enclosed room.
Bedroom	9’5 x 16’7 (2.9 x 5.1)	Bright room in the evening with recently added insulation /heating and floor insulation.
Bathroom	4’6 x 10’2 (1.4 x 3.1))	WHB, WC and Shower area with electric shower.



GROUND FLOOR

Lobby	13'8 x 10'2 (4.2 x 3.1)	Polished wooden floor and an abundance of natural light from the fan window above the door.
Hallway		Large hallway with wooden floor, carpeted stairs with mahogany banister. Decorative ceiling plasterwork, architraves and chandelier lighting.
Living Room	24'3 x 16'7 (7.4 x 5.2)	Bright spacious room with three large windows, original white marble fireplace, polished wooden floors, wallpapering to match the era of the house, architraves, coving and chandelier lighting. Symmetrical room layout with storage provided behind a false door to one side of the original fireplace.
Dining Room	16'7 x 24'3 (5.17 x 7.4)	Two large windows, one looking out to the beautiful wooded area, and one to the front garden, original black marble fireplace, polished wooden floors, architraves, coving and chandelier lighting. Symmetrical room layout with storage provided behind a false door to one side of the original fireplace.
Bathroom	4'6 x 10'2 (1.4 x 3.1)	WHB, WC and Shower with Triton T90 electric shower, fully tiled floor to ceiling.



FIRST FLOOR

Landing	13'8 x 10'2 (4.2 x 3.1)	Polished wooden flooring, access to the attic
Bedroom 1	10'8 x 17' (3.3 x 5.2)	Marble fireplace
Bedroom 2	10'8 x 17' (3.3 x 5.2)	Marble fireplace
Bedroom 3	13'1 x 17' (4.0 x 5.2)	Marble fireplace
Bedroom 4	11'8 x 8'5 (3.1 x 2.6)	Marble fireplace, single room.
Bedroom 5	13'1 x 17' (4.0 x 5.2)	Marble fireplace
Bathroom	11'8 x 4'5 (3.12 x 1.38)	WHB, WC and Shower with electric shower, Fully tiled floor to ceiling.

Note : two of the bedrooms have two large windows for dual aspect lighting. Marvellous views over the gardens, farm and surrounding countryside.





Basement

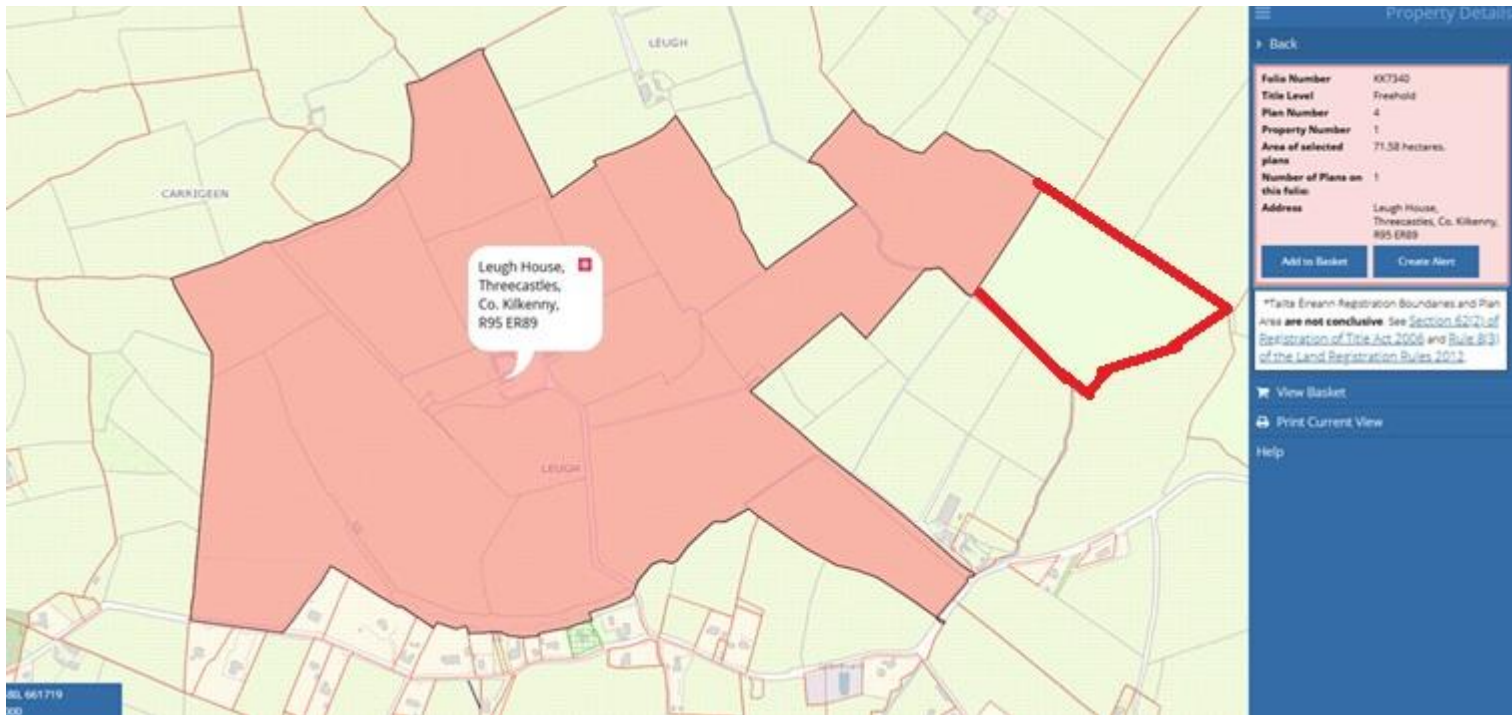


Ground Floor



First floor





Land Direct Map



This holding will be offered for sale in the following lots :

Lot 1 : The Entire – Residence & c.192 Acres

Lot 2 : Residence & c.142½ Acres

Lot 3 : c.49½ Acres with independent access

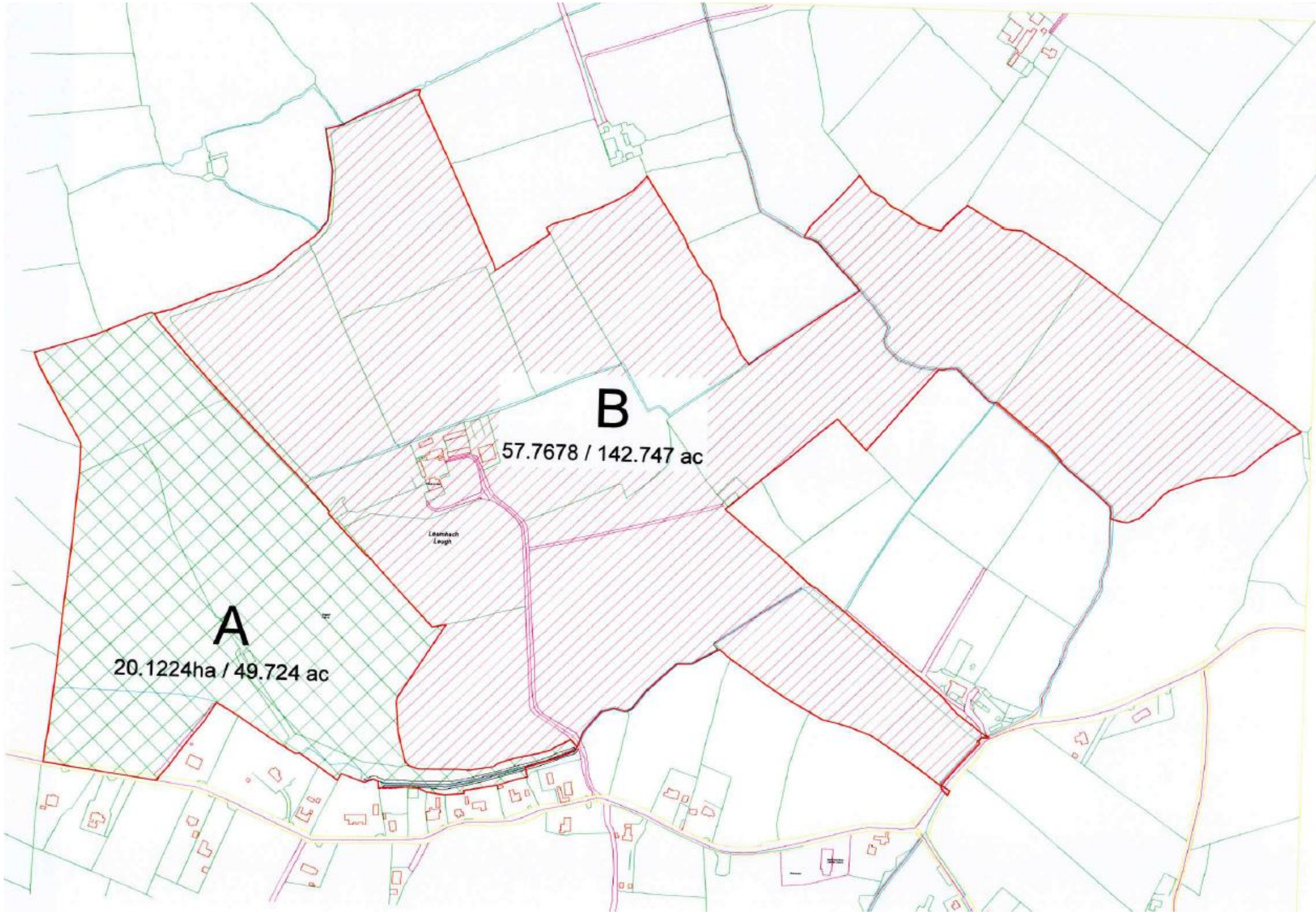
A

20.1224ha / 49.724 ac

B

57.7678 / 142.747 ac

Leannach
Lough







FEATURES

- Charming 18th Century Residence - This exquisite home maintains a wealth of original features, showcasing its historical character across three levels. Enjoy the elegance of high ceilings, grand sash windows with shutters, and marble fireplaces in most rooms, including dedicated maids' quarters.
- Spacious and Light-Filled Living - Experience exceptional accommodation that is both bright and generously proportioned, ideal for modern living.
- Lush Mature Gardens: Delight in beautiful gardens that provide a serene outdoor retreat.
- A courtyard adorned with traditional stone buildings, presenting a unique opportunity for transformation to a guest suite / workshop or convert the area to outdoor entertaining space.
- Benefits from avenue access to the residence and surrounding grounds, along with independent entry to both the front of the house and the rear courtyard.
- This property is a unique blend of historic charm and modern convenience, making it a remarkable opportunity for discerning buyers.

SERVICES

- Oil fired central heating
- Stove with back boiler
- Septic Tank
- Part of local Group water scheme
- Alarmed
- High Speed Fibre Broadband

LOCATION

Threecastles is located about 11km from Kilkenny, taking the N10 road for Freshford for about 9km and take a left turn sign posted Threecastles, continue another 2km, passing the Church and access to the lands is a few hundred yards up on the right – avenue access – well sign posted!
Dublin Airport – 1 hr 30 mins; Cork Airport 1hr 40 mins; Motorway at Urlingford 15 mins.



Viewing Strictly By Appointment Only

Kindly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for inaccuracy, but will take every care in preparing particulars. All offers are subject to the property being unsold, let or withdrawn. The above may be seen by appointment only. Any reasonable offer will be submitted to the owner for consideration. If the property does not interest you, kindly advise us as to your exact requirements.