



# MOUNT COGGILL

Griffinstown, Borris, Co. Kilkenny R95 V8F7



EXCLUSIVE ASSOCIATE OF





# MOUNT COGGILL, GRIFFINSTOWN, BORRIS, CO. KILKENNY R95 V8F7



MOUNT COGGILL, GRIFFITOWN, BORRIS, CO. KILKENNY IS A BEAUTIFULLY RESTORED COUNTRY RESIDENCE ON 31 ACRES, BLENDING HISTORIC CHARACTER WITH MODERN LIVING. IT FEATURES SPACIOUS INTERIORS, STUDIO APARTMENT, CONCERT-STYLE RECEPTION ROOM, LANDSCAPED GARDENS, AND A TRANQUIL RURAL SETTING NEAR KILKENNY CITY.

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*The house is approximately 401.5 sq. m (4,231 sq. ft)*

*For Sale by Private Treaty*

*BER C1 | BER Number: 114569775*



## SPECIAL FEATURES

- Restored medieval farmhouse, carefully rebuilt by the architect Roderick James, between 1999–2004, combining original character with high-quality modern construction and design
- Extending to approximately 31 acres, offering exceptional privacy, space, and a versatile mix of residential and agricultural land
- 20 acres of established forestry, currently benefiting from a forestry grant, providing both natural beauty and potential income
- 9 acres of meadowland divided into three well-maintained fields, enclosed by mature hedging and currently leased to a local farmer
- 2 acres of beautifully landscaped gardens designed by renowned gardener Helen Dillon, with structured planting and year-round interest
  - Striking double-height reception room, originally conceived as a concert hall, creating a unique and dramatic living and entertaining space
- Floor-to-ceiling windows that flood the main living area with natural light while framing uninterrupted countryside and mountain views
- Feature solid-fuel stove in the reception room, adding warmth and a focal point to the expansive open-plan space
- 11 roof-mounted solar panels contributing to hot water heating and overall energy efficiency of the home

## DESCRIPTION

Mount Coggill is an exceptional country residence that seamlessly blends historic character with modern comfort. Extending to approximately 401.5 sq. m (4,231 sq. ft), the house is set amidst picturesque countryside with striking mountain views, offering tranquil rural living in a thoughtfully designed space. Originally a medieval farmhouse, it was meticulously rebuilt in 1999 and completed in 2004 under the guidance of architect Roderick James, resulting in a distinctive property that honours its heritage while embracing contemporary design. Approached via a charming boren bordered by traditional stone walls and hedgerows, stone piers mark the entrance, leading to an inviting hall.

At the heart of the home is a remarkable reception room, originally designed as a concert hall, retaining its impressive volume and character. Double-height floor-to-ceiling windows flood the space with natural light, while a feature stove adds warmth and focal interest. This flows into a well-equipped galley-style kitchen with vaulted ceilings and exposed beams, combining functionality with rustic charm. Beyond lies a second kitchen, forming part of a self-contained studio apartment, ideal for guests or independent living.

The ground floor includes two generously proportioned double bedrooms and a bathroom, while upstairs features a mezzanine sitting area perfectly positioned to take in the surrounding views, along with two further double bedrooms and a contemporary wet room. The property is completed by a beautifully designed studio apartment opening onto a west-facing terrace, ideal for al fresco dining. Mount Coggill offers a rare combination of space, versatility, and timeless appeal in an idyllic setting.





## GARDENS

The grounds at Mount Coggill extend to approximately 31 acres, offering a superb balance of natural beauty and practical land use. This includes 20 acres of forestry, currently benefiting from a forestry grant, alongside 9 acres of meadow divided into three well-defined fields, each enclosed by mature hedging and secure fencing and presently let to a local farmer. The remaining 2 acres comprise beautifully curated gardens designed by renowned gardener Helen Dillon, featuring a rich variety of established planting and native trees that provide year-round colour and structure, with a small apple orchard located within the gardens. The gardens are further enhanced by two glasshouses, one adapted for firewood storage and the other for general use, offering excellent utility. A substantial shed with concrete flooring and electricity supply provides additional storage or workspace, while 11 solar panels mounted on its roof contribute to heating the property's hot water and supporting electricity needs, reflecting the home's eco-conscious design.

## LOCATION

Mount Coggill enjoys an enviable location on the outskirts of Borris, County Carlow, in the south-east of Ireland, set within the fertile River Barrow valley. Borris, just 5km away, is a charming Georgian town offering a selection of shops and everyday services, along with popular local amenities such as Joyce's Bar, which also hosts the well-regarded Plur bakery and café at weekends. Also nearby is the picturesque village of Graiguenamanagh, approximately 5km from the property, situated on the banks of the River Barrow and known for its vibrant café culture and selection of eateries. The village is a renowned destination for outdoor enthusiasts, with excellent opportunities for swimming, rowing, kayaking, and angling. A short distance further, St. Mullins, 13km away in south County Carlow, is an historic ecclesiastical village offering essential services, good restaurants and pubs, supermarkets, and a strong sporting tradition centred around the well-known St. Mullins GAA club. For a broader urban experience, Kilkenny city lies approximately 25.5km away and provides a lively mix of traditional pubs, diverse dining options including establishments such as Zuni Restaurant and The Left Bank, as well as boutique shopping, galleries, and cultural attractions. Dublin is also highly accessible via the M9 motorway, located approximately 118km from the property, offering convenient access to the capital while maintaining the tranquillity of this idyllic rural setting.

## TECHNICAL INFORMATION

SERVICES | Mains electricity, Water from private bore well, wastewater treatment system.

SALE METHOD | Private Treaty.

TENURE & POSSESSION | The property is offered for sale freehold with vacant possession being given at the closing of sale. Curtains are excluded from the sale.

VIEWING | Strictly By Private Appointment









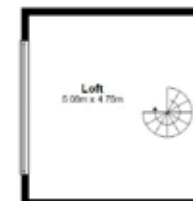
# FLOOR PLANS



**First Floor**  
Approx. 122.0 sq. metres



**Second Floor**  
Approx. 24.2 sq. metres





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