

# GLENDERREEN HOUSE & FARM

WILLIAMSTOWN, RATHVILLY, CO. CARLOW





# GLENDERREEN HOUSE & FARM

WILLIAMSTOWN, RATHVILLY, CO. CARLOW, R93 DW60

*Extensive farm with a charming house fit for contemporary living and productive land*

Beautiful period house with modern extension occupying a private setting

4 principal reception rooms, 5 bedrooms

Additional accommodation including 4 bedrooms

Landscaped gardens

Impressive stone courtyard

Range of modern and traditional farm buildings

Block of productive farmland

Extensive road frontage

***About 40.8 hectares/100.8 acres in total***

***For Sale by Private Treaty as a Whole***

Savills Residential & Country Agency  
33 Molesworth Street, Dublin 2  
+353 (0)1 618 1300  
Email: [country@savills.ie](mailto:country@savills.ie)  
PSRA Licence 002223





## Situation

Glenderreen House & Farm has a tranquil and rural setting in the heart of County Carlow, conveniently located between the large neighbouring towns of Tullow and Baltinglass. The area is characterised by its rolling hills of productive farmland.

Tullow meaning 'The Hill' is a charming example of a traditional Irish town positioned on the River Slaney, providing a range of local amenities including a number of cafes, restaurants and pubs. Glenderreen is situated near the county Wicklow/Carlow county border. Wicklow is known as the Garden of Ireland and offers unspoilt countryside with mountains, upland lakes, steep sided glacial valleys, forests and farmland, together with a wonderful coastline and sandy beaches.

Rathvilly (4.5 km) is an attractive village which provides facilities such as a supermarket, pub, pharmacy and café. Mount Wolseley, just 14 kilometres south of the property, is a magnificent hotel and golf resort set in the tranquil rolling countryside of Tullow. Complete with an award-winning Spa, Mount Wolseley offers extensive dining and leisure facilities.

The property is very well situated for quality sporting and recreational activities including rugby, GAA, soccer, swimming and tennis to name a few. For racing enthusiasts, The Curragh, Punchestown and Naas Racecourses are all within a relative short drive. The River Slaney is regarded as one of the country's finest coarse angling river fisheries with a mixed stock fishery.

Golfing enthusiasts are well catered for with the championship course at Rathallagh Golf Club (25 km). Mount Wolseley Golf Resort (14 km) and Baltinglass Golf Club (13 km) are both just a short drive away.

Glenderreen is surrounded by an excellent transportation system with bus and rail services available in Carlow. The M9 (connecting Dublin to Waterford) is just 18 kilometres distant and easily accessible. Dublin Airport is 83 kilometres to the North and can be conveniently accessed via the M9 while Rosslare Harbour is a short drive away.

The farm is situated in an area which is renowned for its fertile farmland and as such, it is well served by agricultural merchants, machinery suppliers, milk processors and livestock markets.

There are a wide variety of primary and secondary schools in the area.

## Description

Glenderreen House is an impressive family home occupying a private position off a peaceful country road surrounded by mature trees and farmland.

Entered through two stone piers, the house is approached via a gravel driveway flanked by mature trees and stud railing and leads to a parking area to the front of the house. Glenderreen House has undergone substantial restoration and refurbishment by the current owners, removing the old pebble dash from the original building to reveal the stunning granite stone façade visible today. In the early 2000's two stone wings were added, while the connecting modern extension was completed in 2013.

The bright and spacious accommodation is laid out over two storeys and extends to about 4,127 square feet. A key feature of the property is the large south-facing windows that draw the light inwards and show off the spectacular countryside views. The detail and finishes are notable internally, with the accommodation being suitable for both modern day family living and entertaining. Internal features include, stylish Pine panelled walls and ceilings, beautiful exposed stone walls and windows to floor level. Glenderreen also benefits from a new central heating system in the form of a wood-fired boiler installed in 2013.

The accommodation is entered through a large wooden door which leads into a bright entrance hall. This gives access to the spacious kitchen/dining room which has been cleverly designed with a beautifully crafted wooden island, wood burning stove and double doors leading to the patio which is ideal for al fresco dining. A living room and breakfast room are situated either side of the kitchen and are of similar proportions.

The bedroom accommodation is laid out on the first floor comprising three bedrooms, a bathroom and a study in the original part of the house. A hallway connects this section to the first floor of the modern extension, where two additional bedrooms, a bathroom and a spectacular light-filled family room can be found. The family room features a full-length sliding glass door leading to a balcony with garden views and a free-standing wood-burning stove adds warmth and ambiance.

The ground floor of the modern extension features a meeting room, kitchen, laundry room and boot room with WC.





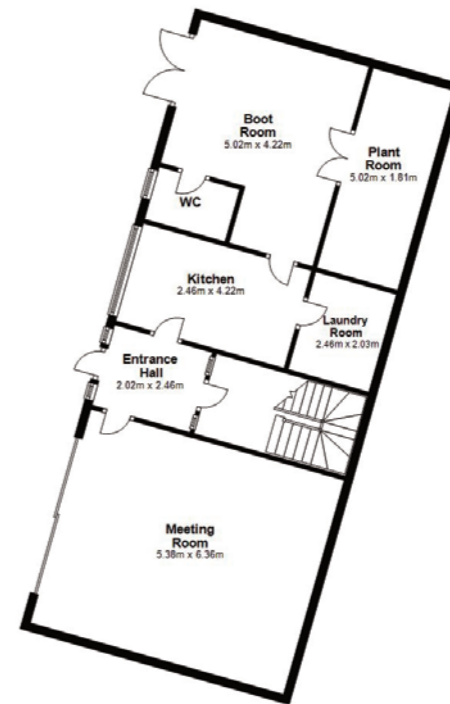
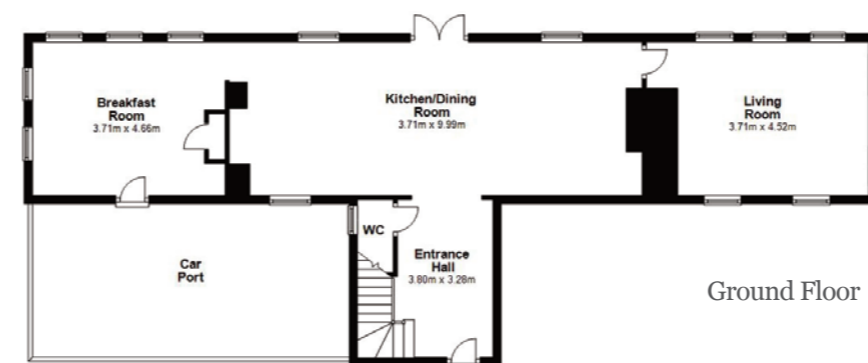
Additional Accommodation

## GLENDERREEN HOUSE

Gross Internal Area (approx)

**383.3 sq m**

For identification only. Not to scale.





## Additional Accommodation

To the rear of the house, a charming garden courtyard is bordered by two beautiful stone outbuildings, designed to offer additional residential accommodation. One building includes a one-bedroom apartment with an open-plan kitchen, living, and dining area. The other section of the same building accommodates three additional bedrooms and a bathroom. The second stone building houses a playroom and living area, complete with a wood-burning stove.

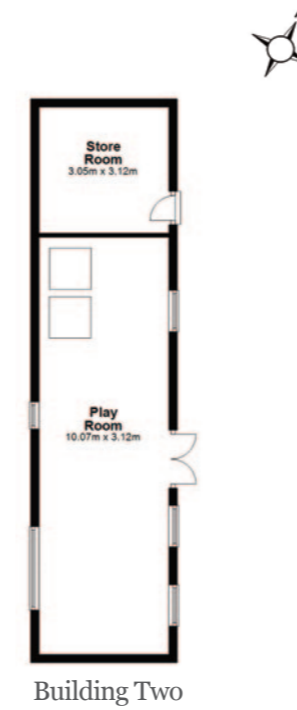


## ADDITIONAL ACCOMMODATION

Gross Internal Area (approx)

**135.1 sq m**

For identification only. Not to scale.



Building One



## Gardens

The house is set within mature, landscaped grounds, primarily laid to lawn, with well-stocked flower beds enhancing the courtyard. To the rear, a spacious terrace offers an ideal setting for outdoor dining, providing a tranquil space to enjoy long summer evenings and the stunning countryside views.



## Farm Buildings

A range of farm buildings are situated west of the courtyard and are accessed through a separate farm entrance. The farm buildings include a 3-bay Dutch barn with lean-to as well as modern 5-bay cattle shed with feed passage, super-vent cladding, corrugated roof and concrete flooring. The farmyard also includes ample hardstanding.

## Farmland

A key feature of Glenderreen is the extent of the free-draining farmland, which includes ploughable pasture with a good working depth. The land is currently leased on a conacre basis. The field divisions are a good workable size and layout for contemporary farming each enclosed by mature hedging and wire fencing.

The land benefits from extensive road frontage along two public roads with multiple access points. The terrain consists of rolling grassland, ascending from approximately 91 metres / 298 feet above sea level at the southern end to approximately 112 metres / 367 feet above sea level at the northern end.

## Amenity

Glenderreen House and Farm provides an exceptional combination of privacy and natural beauty, bordered by the serene Derreen River. With ample opportunities for the next owner to further develop or diversify the land, the property is ideally suited for those looking to maximise its natural resources. The farm's abundant features also offer potential for sustainable practices, making it an attractive option for individuals aiming to offset their carbon footprint or mitigate the impacts of climate change through environmentally conscious farming and land management strategies.







## General Remarks & Stipulations

### Viewings

Strictly by appointment with Savills. Given the hazards of a working farm, we ask you to be as vigilant as possible when making your inspection, for your own personal safety.

### Eircode

R93 DW60.

### Fixtures & Fittings

All fixtures and fittings are excluded from the sale including garden statuary, light fittings, and other removable fittings, although some items may be available by separate negotiation.

### BER

Property	Water	Drainage	Heating	BER
Glenderreen House	Private	Private	WFB	C3

WFB – Wood Fired Burner

Please be advised that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

### Entry & Possession

Entry is by agreement with vacant possession, subject to the seasonal grazing rental agreements.

### Basic Income Support for Sustainability (BISS) Scheme

For avoidance of doubt, there are no Entitlements to the Basic Income Support for Sustainability (BISS) Scheme included in the sale.

### Solicitors

Doyle Murphy & Co Solicitors (contact: Leonora Doyle)  
Weaver Square  
Baltinglass  
Co. Wicklow, Ireland  
Tel: +353 (0) 59 648 1888  
E: info@doylemurphysolicitors.ie

### Offers

Offers may be submitted to the selling agents, Savills, 33 Molesworth Street, Dublin 2.  
Email address: country@savills.ie.

### Closing Date

A closing date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

### Financial Guarantee

All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.

### Wayleaves and Rights of Access

The farm will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser will be held to have satisfied himself as to the nature of all such rights and others.

### Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars. In the event that the property is sold in lots, title conditions may be created for access and service media, and any new boundary fences required as a result of a lotted sale will need to be erected at the mutual cost of the relevant purchasers.

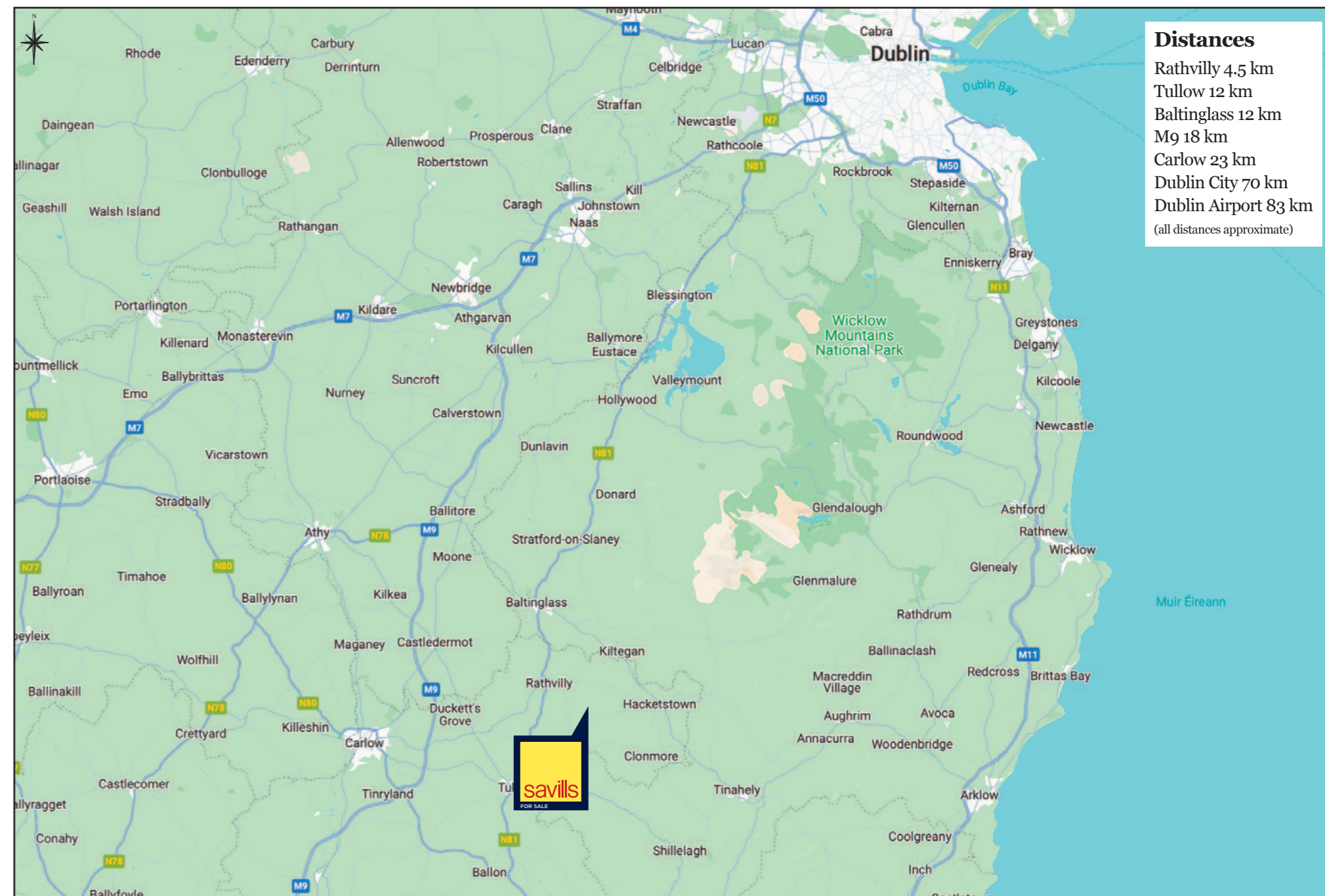
### Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents, and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

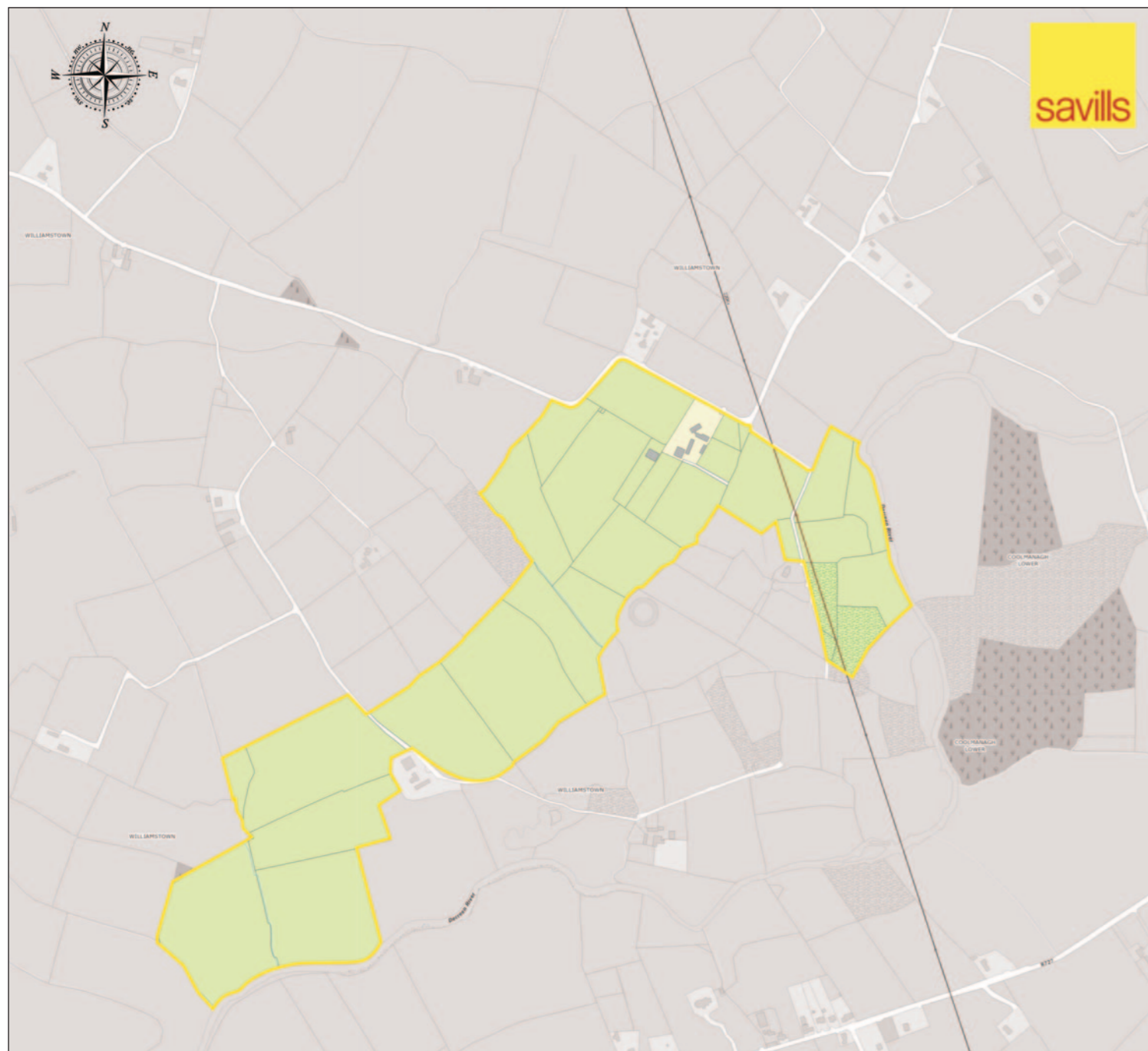
### Generally

Should there be any discrepancy between the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

**Important Notice** Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Ref: Brochure prepared November 2024.



NOT TO SCALE: Published for the purpose of identification only, although believed to be correct its accuracy cannot be guaranteed



NOT TO SCALE: Published for the purpose of identification only, although believed to be correct its accuracy cannot be guaranteed