



**Churchview Lodge : Owing : Piltown: Co. Kilkenny : E32 PW90.**

Edwardian Residence (circa 1910) of c. 159 sq.m. : Grounds c. 0.65 Hectares







## DESCRIPTION

Churchview Lodge is a beautiful light filled family home. This stylish Edwardian residence dates to the early 1900's and has been lovingly restored by its owners with utmost care to capture its history alongside a very contemporary style, extending to c. 159sq.m (c. 1,711 sq.ft). The minute you walk through the front door you immediately feel at home. The property boasts many of its original features which include original tiled flooring, marble fireplaces, architraves, working window shutters and high ceiling height. Accommodation comprises of entrance hallway, inner hall, living room, kitchen opening to dining room, utility room. Four spacious bedrooms with main ensuite and a main bathroom. The gardens to this property are beautifully maintained, the property also boasts a detached double garage with large yard and play area to rear. The property has the benefit of oil fired central heating and timber double glazed sash windows throughout.

## LOCATION

The property is located on a large corner site in the quaint village of Owing, close to Piltown, Co. Kilkenny. Situated within close proximity to the Owing National School, Owing Retirement Village with shop, Anthony's Bar and is just minutes' drive away to Piltown village where you have all the local village conveniences including shops, pharmacy, and National school. Carrick on Suir is less than a ten minute drive away, Waterford City 22kms Via N24, Kilkenny 40kms Via N10 and Clonmel, Co. Tipperary 27kms Via N24.





## ACCOMMODATION

### **Entrance Hall - 4.52 x 1.77**

Original tiled flooring.

### **Inner Hall - 12.34 x 4.80**

Original wood flooring.

### **Living Room - 6.14 x 4.09**

Solid wood flooring. Original marble fireplace with cast iron/tiled insert which houses a multi fuel burning stove.

### **Kitchen - 2.35 x 3.90**

Linoleum flooring. Newly fitted Kube kitchen with integrated fridge freezer, dishwasher, and range cooker with Elica extractor fan.

### **Dining Room - 4.31 x 4.35**

Linoleum flooring. Fireplace with free standing multi burning Stanley stove.

### **Bedroom 1 - 4.32 x 1.28**

Solid wood flooring. Cast iron fireplace with Stanley stove.

### **En-Suite - 2.28 x 2.15**

Linoleum flooring. WC. WHB. Pumped shower with tiles and glass doors.

### **Bedroom 2 - 4.52 x 5.04**

Solid wood flooring. Original fireplace.

### **Bedroom 3 - 4.51 x 4.23**

Solid wood flooring. Original fireplace.

### **Bedroom 4/Study – 2.46 x 3.04**

Solid wood flooring.

### **Bathroom - 4.15 x 1.78**

Linoleum flooring. Original free standing tub bath. WHB, WC with high cistern, pumped shower.

### **Utility - 1.74 x 2.15**

Linoleum flooring. Plumbed for washing machine and dryer.









## FEATURES

Newly refurbished throughout  
Edwardian residence with original features, contemporary styled  
Stunning over land views and of the Comeragh Mountains  
Four well-proportioned bedrooms  
Fully alarmed  
Fibre broadband  
Beautiful mature gardens  
Private well

## GARDENS

Large, gravelled driveway with south facing gardens in lawn to the front with mature shrubbery and natural stone wall boundary and wrought iron entrance gates. The rear garden is in lawn with shrubbery and a large yard with double garage.

## ASKING PRICE

€475,000.00

## VIEWING

By appointment with selling Agents DNG Reid & Coppinger

## BER DETAILS

BER D2

BER No. 10664617

Energy Performance Indicator 286.51 kWh/m.sq./yr



















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