



**BER** **B3**



**For Sale**

**Carrigaleigh House, Carriganore, Waterford, X91X3E8.**

**Asking Price €1,850,000**

DOUGLAS NEWMAN GOOD  
**DNG**

**REID & COPPINGER**

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c. 7,223 SQ.FT.



6 RECEPTION ROOMS



5 BATHROOMS



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Carrigaleigh House is a splendid Georgian period styled residence, nestled in its own extensive mature woodland grounds and gardens of c. 4.65 acres. This opulent property extends to c. 671 Sqm / c. 7,223 sq.ft. having been constructed in the year 2000. Carrigaleigh House was commissioned with the brief to emulate the look and feel of a traditional Georgian period residence, with exceptional attention to detail having been paid to the design and finishes, even down to the layout of the extensive gardens. Today the property possesses all the luxuries and features one would expect from a property of its stature, but with all the benefits of modern construction methods and an excellent BER rating of B3. The property possesses all the luxuries and features one would expect from a property of its stature. Approached by a traditional entrance surrounded by mature woodland, the property becomes visible from the sweeping tarmac driveway through the extensive lawned gardens and mature shrubbery. The gardens surrounding the property have an abundance of trees and hedging with colourful shrubs and plants everywhere. The front door is approached by granite steps the lead to a large wood panelled front door with traditional fan light overhead, setting the tone of the grandeur and attention to the traditional detailing of the property. Upon entering the property, the scale of the home becomes evident when you are greeted by the expansive hallway and 12ft high ceilings, with ornate coving and Waterford Crystal chandeliers framed by decorative ceiling roses. Two formal reception rooms are accompanied by two further sun rooms at the North West side and the South East sides of the house, together with a large drawing room and separate dining room, giving a selection of reception rooms for any occasion. Both formal reception rooms feature solid marble fireplaces with Waterford Crystal chandeliers and matching wall lights, with decorative plaster coving and ceiling roses. The kitchen is to the rear corner of the property with separate utility and laundry rooms and a boot room to the rear. The kitchen is a traditional hand made solid oak painted kitchen with Stanley stove framed by a head height over mantle. The kitchen features a highly detailed solid oak panelled ceiling, mirrored below by a wide plank solid oak floor. The downstairs area also includes a guest shower room, storeroom and linen room. The upstairs is approached by a grand staircase, handmade locally and in a white painted finish, mahogany handrail and with a monkeys tail detail at the end. The stairs is carpeted matching the hallways in a rich red tailor made carpet with border detailing throughout. The upstairs landing leads to four sizable first floor bedrooms all of which have individual entrance hallways, dressing rooms and large en-suite bathrooms including the master bedroom. The second floor has a further two large double bedrooms with fitted wardrobes, and ample storage space with eaves access from both bedrooms.

The best of both worlds, Carrigaleigh House has the perfect blend of countryside peace, privacy, and tranquillity, yet is within a short distance of all the amenities that Waterford City and its suburbs has to offer. The property is located down a quiet country lane in a picturesque rural location surrounded by mature trees, and yet is ideally situated in a pivotal position, close to Waterford City with instant easy access to all routes. Located West of Waterford City, the property is located c. 6 km from Waterford City Centre, c. 3km from the Waterford IDA Industrial Estate, c. 3 km from Whitfield Clinic Private Hospital, and c. 9km from University Hospital Waterford. The property is situated close to the R710 outer ring road, giving easy access to all routes, via the N25 (Cork to Rosslare) Waterford City Bypass and the South link bridge giving onward access to the M9 Waterford to Dublin Motorway.

The surrounding areas is abound with leisure and outdoor pursuits to choose from. Golfing at Faithlegg House Hotel, Waterford Castle, and Waterford Golf Clubs are all within easy driving distance. Seaside beaches and pursuits are available at Tramore (c.17km) and Dunmore East (c. 21km). Other amenities on the doorstep of the property include the Waterford Greenway, which provides a stunning c.46km Greenway walking and cycling trail from Waterford City to Dungarvan. The historic Suir Valley Railway, offering a 12km round trip on a grade 2 steam train, taking in countryside and river sights. The world famous Mount Congreve Gardens and visitors centre which are just 3km from the property.

Primary schools are available locally at Butlerstown School, with a host of Primary and post primary schools available in Waterford City and the East and Western Suburbs. The South East Technical University is located c. 5 km from the property and is home to 18,000 students with a wide range of business and engineering courses available. There is no better sports facility in Waterford than the SETU Area located just around the corner, with indoor and outdoor facilities including all weather pitches, catering for all sports and athletics.



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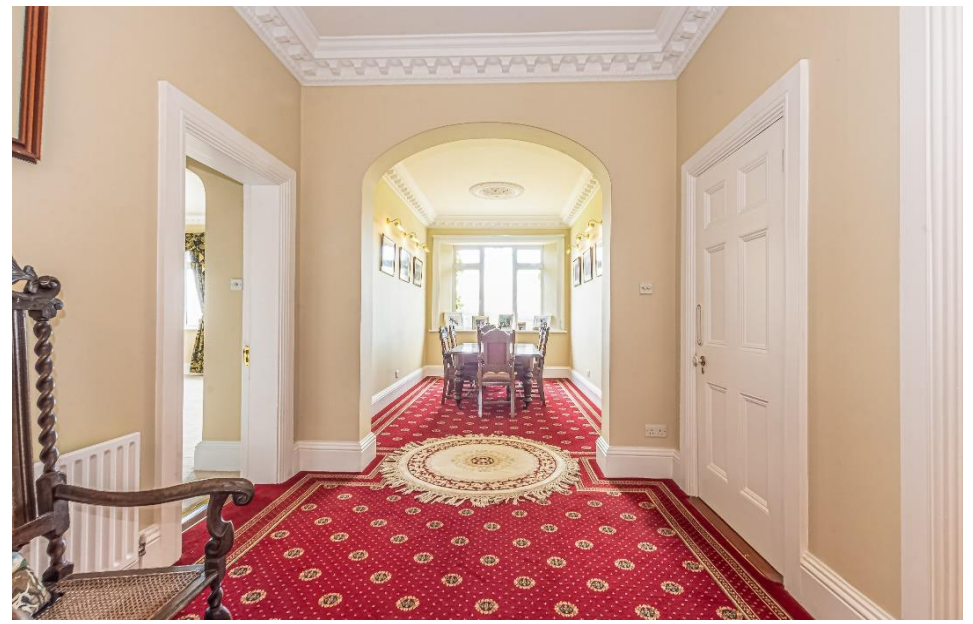
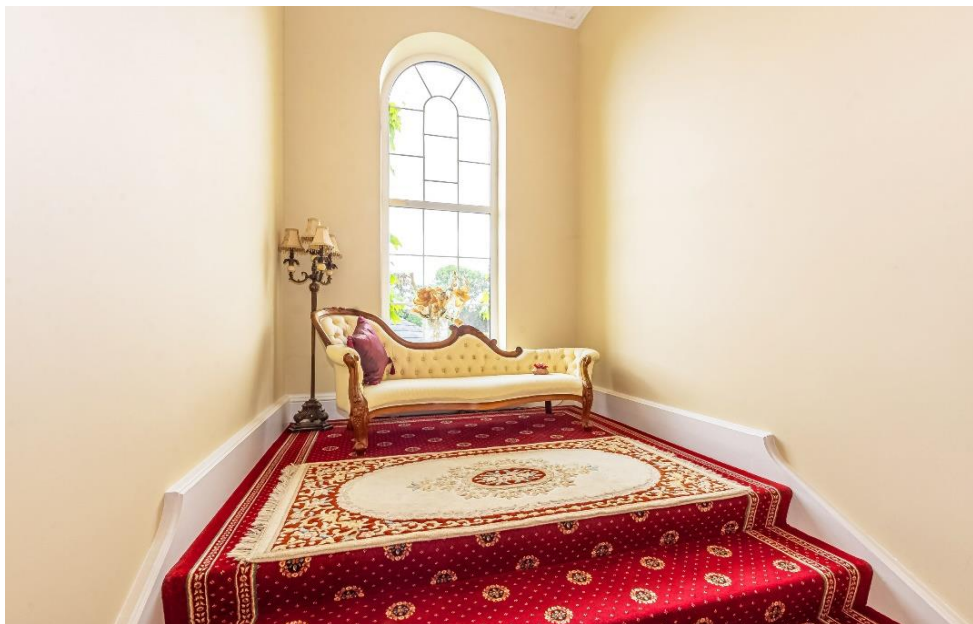




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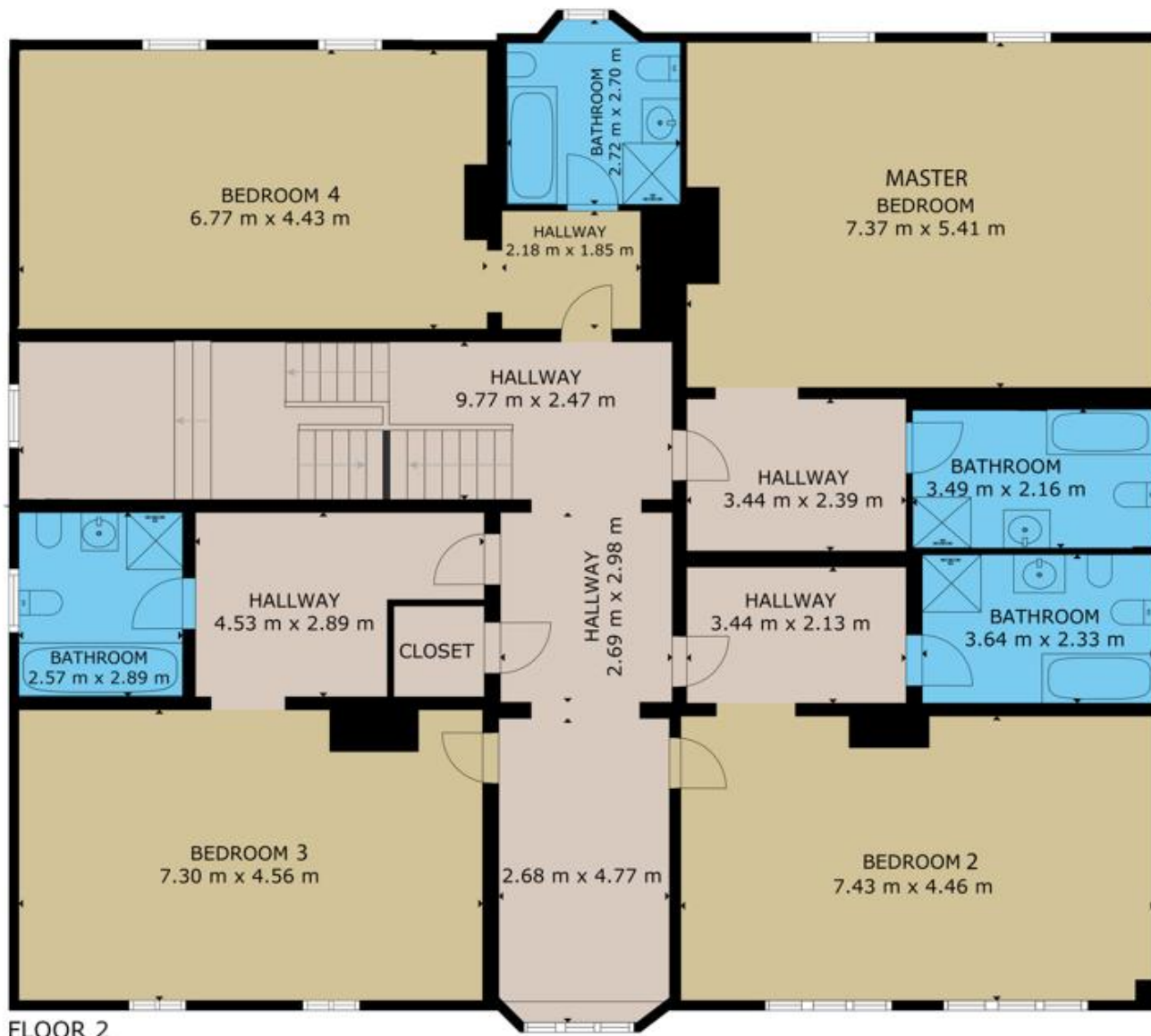
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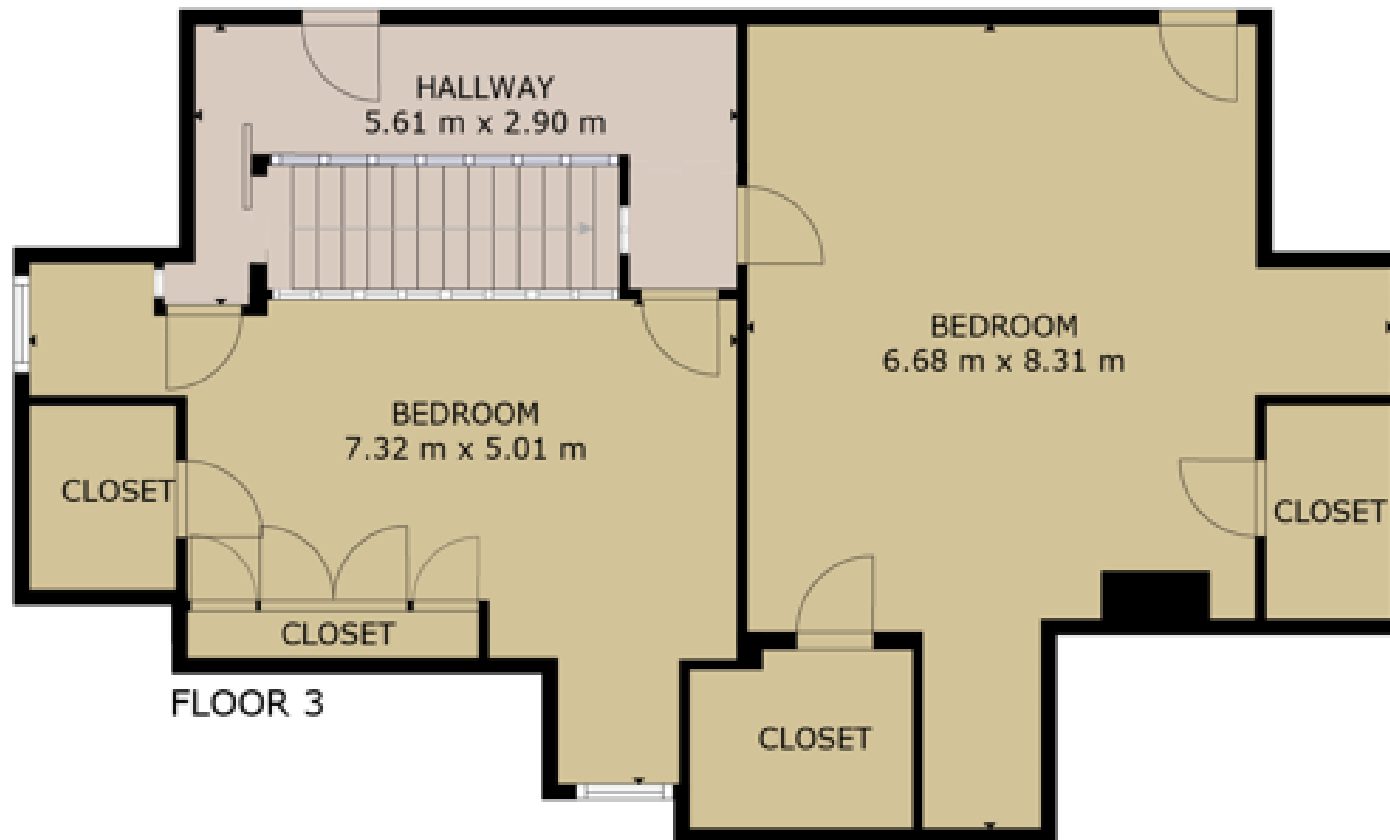






FLOOR 1







# ACCOMMODATION

## GROUND FLOOR

### Hallway

Tailor made carpet flooring with border detail throughout. Decorative plaster coving and centre ceiling roses to ceiling. Traditional wood panelled front door with overhead fan light. Wall picture lights throughout.

### Living Room : 7.17 x 5.25

Carpet flooring. Ornate marble fireplace with cast iron hearth and polished granite plinth. Decorative plaster coving and centre ceiling rose. Handmade pelmet and curtains to windows.

### Dining Room : 7.38 x 4.85

Carpet flooring. Decorative plaster coving and centre ceiling rose. Curtains to sliding doors to the North-East wing sunroom.

### Sun Room: 3.99 x 5.17

Tiled flooring. Blinds to patio doors Blinds to windows. Velux roof lights. Accessible through both the dining room and the sitting room. Sliding patio door to gardens.

### Sitting Room : 7.38 x 4.25

Carpet flooring. Ornate marble fireplace with cast iron hearth and polished granite plinth. Decorative plaster coving and centre ceiling rose. Pelmet and curtains to windows.

### Rear Hallway & Boot Room

### Kitchen/Dining : 7.22 x 4.40

Solid oak wide plank wooden flooring. Highly detailed solid oak feature wood panelled ceiling with recessed lighting. Solid Oak fitted kitchen, hand made locally, with painted finish. Oil fired Stanley Stove, with head height over mantle and surround. Kitchen with integrated hob with cooker hood. Tiled splashback. Double ovens and fridge freezer. Wooden pelmet and blinds to window and patio doors.

### Laundry : 2.78 x 3.77

Tiled flooring. Oak fitted kitchen units at low level, with full height storage units adjacent. Door to rear gardens.

### Bathroom : 2.12 x 2.88

Italian polished porcelain tiled floor and wall tiles. WHB. WC. Shower. Walls tiled from floor to ceiling. Blind to window. Coving to ceiling with recessed lighting.

### South East Wing Sun Room : 7.80 x 6.28

Solid wood flooring. Vaulted ceiling. Velux roof light windows. Sliding Patio door to gardens. Blinds to windows.

### Drawing Room : 7.01 x 4.54

Carpet flooring. Black marble fireplace with polished granite plinth and cast-iron hearth. Decorative plaster coving and centre ceiling roses to ceiling. Tailor made curtains to windows with matching material pelmets, double doors to the gardens.

## FIRST FLOOR

### Hallway

Traditional wooden staircase, hand made locally with off-standard spindles and newel posts. Painted in a white finish with mahogany handrail, with monkey's tail ending. Both the stairs and landing are finished in a tailor-made carpet with border detail throughout. Feature half-landing window and seating area. Decorative plaster coving and centre ceiling roses to ceiling.

### Dining / Lounge Area :2.68 x 4.77

Carpet flooring.

### Master Bedroom : 7.37 x 5.41

Considerably sized master bedroom suite with separate entrance hallway, and separate entrance doorway. Extensive fitted wardrobes and vanity / dressing area. Carpet flooring throughout. Coving to ceiling with centre rose. Curtains to windows.

### En Suite : 3.49 x 2.16

WC. WHB. Bath. Shower. Tiled flooring, Walls tiled from floor to ceiling.

### Bedroom : 2 : 7.43 x 4.46

Sizable bedroom suite with separate entrance hallway, and separate entrance. Extensive fitted wardrobes and vanity / dressing area. Carpet flooring throughout. Coving to ceiling with centre rose. Curtains to windows.

### En Suite : 3.64 x 2.33

Tiled flooring. WC. WHB. Bath. Shower. Walls tiled from floor to ceiling. Roman blinds to window.

### Bedroom 3 : 7.30 x 4.56

Generous bedroom suite with separate entrance hallway, and separate entrance. Extensive fitted wardrobes and vanity / dressing area. Carpet flooring throughout. Coving to ceiling with centre rose. Curtains to windows.

### En Suite 2.57 x 2.89

WC, WHB, Bath, Shower, Bidet. Floor and walls tiled from floor to ceiling. Decorative glass shower enclosure.

### Bedroom 4 : 6.77 x 4.43

Extensive bedroom suite with carpet flooring throughout. Separate entrance hallway. Coving to ceiling with centre rose, roman blinds to window.

### En Suite : 2.72 x 2.70

WC. WHB. Bath, Shower, Bidet. Walls tiled from floor to ceiling. Decorative glass shower enclosure. Roman blinds to window.

## SECOND FLOOR

### Hallway

Carpet flooring. Feature glass wall panelling.

### Bedroom 5 : 6.68 x 8.31

Carpet flooring. Fitted wardrobes. Downlighters.

### Bedroom 6 : 7.32 x 5.01

Carpet flooring. Fitted wardrobes. Downlighters.

Ample storage with access to Eaves.

## FEATURES

Stunning Period Styled Residence on c. 4.65 Acres

Mature woodland setting with wonderfully mature landscaped gardens surrounding

Superior accommodation with six reception rooms and six bedrooms extending to c. 7,223 sq.ft.

Traditionally designed and decorated, completed to a very high standard

Ideally located close to Waterford City and a host of local amenities

In excellent modern condition throughout

B3 Energy rating

## BER DETAILS

**BER B3**

**BER No. 117492181**

**Energy Performance Indicator 146.17 kWh/msq/yr**

## ASKING PRICE

€1,850,000

## VIEWINGS

Strictly by appointment with Sole Selling Agents DNG Reid & Coppinger



c. 7,223 SQ.FT.



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