



AGHADE LODGE
Tulow, County Carlow | Ireland

BER Exempt

Ireland | **Sotheby's**
INTERNATIONAL REALTY





AGHADE LODGE

An elegant late 19th century country house enjoying a picturesque setting on the banks of the river Slaney, Aghade Lodge has mature pleasure grounds extending to some 8.8 acres. Presented in excellent condition, the house extends to about 5,500 square feet or 510 square metres of accommodation and offers ample natural light from large windows and generous sized rooms.

The gardens are splendid with plenty of mature shrubs and trees and frontage to the river Slaney, including a magical river island. Inside there is much to celebrate with many original features including decorative ceiling plasterwork, fine timberwork in window shuttering, panelled doors and detailed architraves, deep skirting boards and wide flooring boards.

The ground floor of this magnificent house includes a porch, drawing room, library, dining room, cloak room, kitchen, laundry room and cosy family room, while upstairs a generous landing is lit from a glazed atrium which leads to six generous bedrooms, two bathrooms and two shower rooms, a linen room and a games room.

Polished timber floors, carved timber chimney pieces and large bow windows in the drawing room and master bedroom emphasise the tremendous river views.

The kitchen, formerly the Butler's Pantry is a country kitchen style and has a good range of fitted timber cupboards and the requisite AGA cooking range, while the cosy family room has a brick fireplace with a solid fuel stove.

Upstairs the master bedroom faces south and west and has a delightful coved ceiling and large bow window overlooking the gardens and river. A second bedroom overlooks the walled garden and contains an open fireplace while three of the bedrooms have pedestal wash-hand basins.

With a quadrangular courtyard, the rear and east of the house provides good parking and has access to the rear hall, kitchen and laundry room and two apartments, one with two bedrooms and one with one bedroom. An upper courtyard, accessed from this courtyard or from the rear avenue, has a further two apartments, one with two and the other with three bedrooms. The apartments have been variously used for visiting guests, short-term lets and fishing lets over the years.

The walled garden to the rear of the house faces south and west and provides a safe enclosed garden for children. The outline of a lawn tennis court is still evident and the lawn in front of the house is ideal for croquet. A second avenue provides direct access to the upper courtyard and to a grazing paddock with a range of stone outbuildings, suitable for stabling or a garage/workshop.

The area has much to offer those interested in country pursuits including local fishing, hunting, shooting, horse racing, golf and rambling.



AGHADE LODGE, TULLOW, COUNTY CARLOW, IRELAND

OFFERED FOR SALE ON 8.8 ACRES

BER Exempt {Building Energy Rating Certification}

All showings by appointment only

House: 5,500 square feet within house and a further 2,460 square feet within 4 apartments

TOWNS | Ballon village 3 miles, Tullow town 2.8 miles, Bunclody town 9.8 miles, Clonegal village 7.7 miles, Ardattin village 3 miles, Dublin city 52 miles

AIRPORTS | Dublin International 66 miles, Cork International 132 miles, Waterford International 60 miles

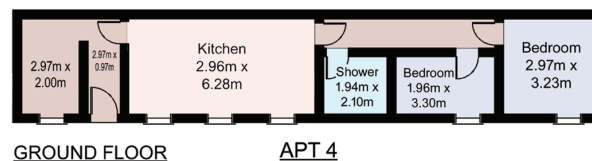
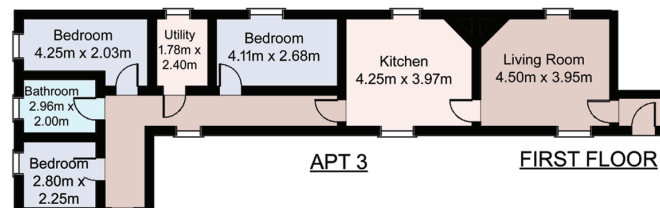
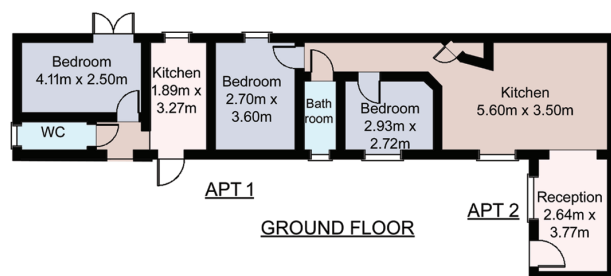
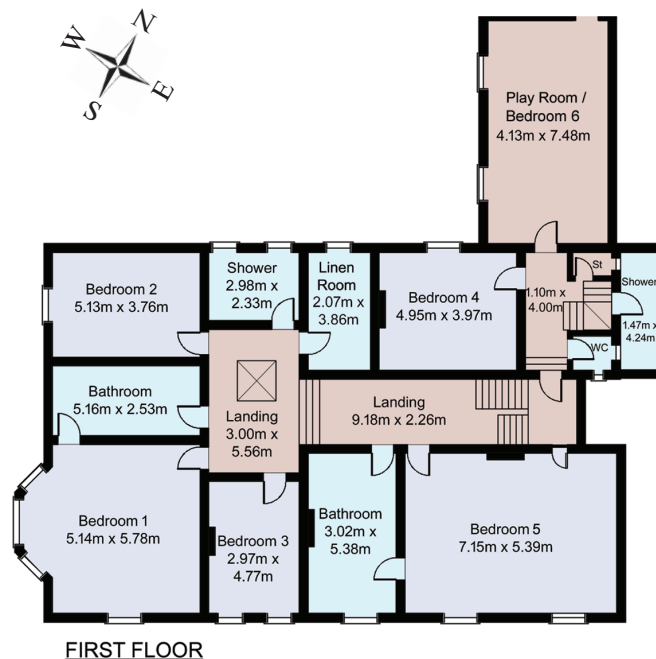
FERRY PORTS | Rosslare Ferry Port 47 miles, Dublin Ferry Port 71 miles

BEACHES | Courtown 30 miles, Curraclloe 37 miles

TRUNK ROADS | M9 motorway (Junction 5) 9 miles

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