

LEGGETSRATH FARM, LEGGETSRATH, KILKENNY.

For Sale By Private Treaty



PRIME RESIDENTIAL HOLDING OF c.16.72 ACRES

We are delighted to offer for sale this deceptively spacious family home extending to c.1900 sq ft with yard & old stone out-buildings on 16.72 acres in this private setting accessed by a tree lined avenue, only a stone's throw from the City.



Tree Lined Avenue Access leading to residence in a walled in yard with haybarn and numerous out-buildings

“Living On The Edge”

A Wonderful Opportunity For Someone Looking For Country Living In The City.

This was originally a thatched farmhouse, approximately 300 years old, but has been extended over the years and renovated in more recent times. The sittingroom, diningroom and lobby area were built on in the 1930's. This home is finished to a very high standard, maintaining all of its original character with some beautiful features throughout. It is a deceptively spacious home, oozing character, extending to c.1900 sq ft internally and comprises of entrance hallway, kitchen, diningroom, sittingroom, livingroom, sunroom, 4 bedrooms and 2 bathrooms.

LOCATION :

Located on the outskirts of the city, in off the old Kilkenny / Carlow road before the entrance to Cillian Hill Business Centre, this property is accessed by a short public laneway to a private entrance further down on the left with a fantastic limestone entrance, electric gates and a wonderful tree lined avenue leading upto the property with wrought iron gates entering the walled in yards to the residence and out-buildings.

There is a garage built opposite the house with original old stone finish, with potential for an office / study. There are a number of other out-buildings, a haybarn and some of the original old stone buildings nearer the house with large concrete yard. Again, potential to convert the stone buildings nearer the house.

Superb dual purpose lands presently all in pasture, suitable for any small enterprise, located around the house with access from the yard.

Folio : KK3493

DISTANCE Kilkenny 1km; Carlow 45km; Dublin 125km; Waterford 50km, Cork 160km

FEATURES

- House is Alarmed with Eircom Phonewatch & electric gate entrance onto a tree lined avenue leading upto house
- High speed broadband (from Eir)
- Oil fired central heating with new boiler installed in 2014
- DG PVC windows and doors throughout
- Sliderobes in all bedrooms and walk-in wardrobe accessed via sliderobe in dressingroom on extension to rear.
- The original cornicing (off c.300 years) with centre piece in the hallways, lobby, sittingroom and dining room.
- House was rewired in 1986 and all rechecked in 2014 by Reg Electrician
- Fabulous tree lined avenue access through a limestone entrance with electric gates
- All external walls in the original house have been re-slabbed with insulated slabs
- Oil Aga cooker of c.62 years featured in kitchen
- Beautiful Black Kilkenny Marble fireplace in the sittingroom with a fantastic polished slate fireplace featuring in the dining room.
- Sunroom was built in 2009, bathroom was re-built in 2005 to incorporate into main house
- 10' ceilings in most of the house.
- Water Softner System

*Viewing Highly Recommended
&
Strictly By Appointment Only*



ACCOMMODATION COMPRISES OF THE FOLLOWING:-

KITCHEN 14'10 x 16'07 (4.29 x 4.90)

Kitchen units at floor level with Belfast sink, granite worktop, tiled over units, Oil fired Aga Cooker as the centre piece, plumbed and includes washing machine, fridge freezer, free standing dresser/display unit and a beautiful island with granite worktop giving an interior twist of modern and old. Tiled flooring. Doors leading into the livingroom, sunroom and door to the hallway.



SUNROOM 12'04 x 13' (3.66 x 3.96)

This was built in 2009 off the kitchen with tiled floor, recess lighting, electric heating, 3 x velux windows, double doors out to garden.

HALLWAY 15'11 X 3.07 (4.61 X 0.93)

This leads from the kitchen down to the bedrooms / bathroom / sitting and dining rooms. Carpet flooring.

BEDROOM 1 12'02 X 14'06 (3.66 X 4.25)

Carpet flooring, built-in wardrobes – slide robes.

BEDROOM 2 13'06 X 9'03 (3.98 X 2.75)

Carpet flooring, built-in wardrobes – slides robes, door into smaller bedroom.



BEDROOM 3 12'08 X 5'05 (3.68 X 1.53)

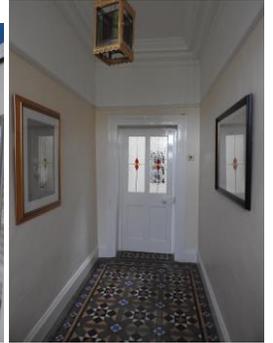
Carpet flooring, built-in wardrobes – slide robes.

LOBBY 25'06 X 6'04 (7.63 X 1.84)

Carpet flooring, recess lighting – excellent natural light with 3 x velux windows. *“A little oasis”*

BATHROOM 12' X 8'08 (3.65 X 2.46)

Lovely finish to this room beautifully tiled floor to ceiling with top class bathroom fittings to include WHB, WC, Corner bath and Mira electric shower, heated towel rail, two electric wall mounted fan heaters, recess lighting.



SITTINGROOM 14'08 X 14'09 (4.29 X 4.29)

This is where you really get to appreciate the original charm with 10' ceilings, the deep cornicing with centre piece, a beautiful “Kilkenny Black Marble” fireplace, carpet flooring, timber finish ½ way up the walls – a decorative feature.

DININGROOM 14'10 X 14'01 (4.30 X 4.27)

Likewise this room is similar in layout to the sittingroom with a superb polished slate fireplace, very tastefully decorated with a rich wallpaper and carpet flooring.



HALLWAY 4'11 x 14'08 (1.25 x 4.29)

This is from the front door – tiled floor, sittingroom and dining room to either side on entering, deep cornicing with centre piece.

LIVINGROOM 12'03 x 8'11 (3.67 x 2.47)

Situated off the kitchen with carpet flooring, door leading out to hallway.



Livingroom off the kitchen with access to hallway (separate entrance) and shower room

HALLWAY 15'06 X 2'11 (1.89 x 0.64)

Independent access to this hallway from the courtyard. Porcelain tiled floor, leads onto dressingroom, bathroom and door into the livingroom.

DRESSING ROOM 12'11 x 7'04 (3.69 x 2.14)

Carpet flooring, excellent storage underneath stairs with walk-in wardrobe opposite, door into bathroom and stairs leading upstairs to bedroom.

ENSUITE BATHROOM 4'03 x 5'09 (1.23 x 1.55)

Beautifully tiled floor to ceiling, WHB, WC and new power shower installed in 2015, heated towel rail.

BEDROOM (FF) 11' x 12'06 (3.35 x 3.68)

Accessed via a very rich carpet stairwell to this lovely bedroom with T&G timber flooring, recess lighting, 2 x velux windows with large window to end of bed, waking up to wonderful views of surrounding countryside and motorway in view.



Stairs to bedroom with under stairs storage and walk in wardrobe with slide robes opposite



SERVICES

- Oil fired central heating
- Septic Tank
- Private water supply- (well situated to front f house)
- Telephone & ESB (Electricity is also registered for night saver rate)
- Refuse & Recycling collected every two weeks (by Country-clean)

SALE TO INCLUDE

- All Curtains, carpets & blinds
- Kitchen appliances – Aga Cooker, Washing Machine & Fridge Freezer
- Dryer (in shed off house)

BER RATING: TBC

COORDINATES: 52°39'11"N / 7°12'57"W



LOCAL AMENITIES

- Living on the door step of this magnificent marble city, there are a choice of both primary and secondary schools.
- Lyrath Estate Hotel is just a 5 minute walk away
- Located right in the business hub of Kilkenny – with Leggettsrath Business Centre, Cillian Hill Business Centre, Purcellsinch Business Centre and then we have Glanbia, State Street, Banking 365, Tax Back to name but a few of the many established business on the ring road.
- The Train Station is only a 3-4 minute drive.
- Kilkenny loved and appreciated by so many for their skill of hurling and the huge achievements over the years has Nowlan Park less than 1km away, with numerous other sporting grounds around the city.
- The Watershed with fantastic sporting facilities – running track, astro turf playing fields, pool, gym, indoor courts etc.
- Golf Clubs – Kilkenny Golf Club, Mount Juliet, Thomastown, Ballyhale, Castlecomer etc