



GLENLEIGH HOUSE
Clogheen, County Tipperary | Ireland

BER Exempt

Ireland | **Sotheby's**
INTERNATIONAL REALTY



GLENLEIGH HOUSE

An elegant late Georgian country home built in the Regency style and marvellously positioned within spectacular informal gardens on the periphery of the attractive village of Clogheen at the foothills of the Knockmealdown Mountains. In all about 37 acres or 15 hectares

Glenleigh House enjoys an enviable juxtaposition of being an extremely private small estate comprising some 37 acres and set well back from the public road but yet within a few minutes' walk from the centre of Clogheen village. A gravelled driveway winds through open pasture to the house, crossing an attractive rubble stone arched bridge over the Glounliagh stream and a small trout lake along the route.

The house, built circa 1840, comprises 2 storeys and has an aesthetically pleasing Georgian country house composition. The front door, set within a well-balanced central arched doorcase complete with a decorative petal fanlight, is approached by a flight of limestone steps.

Inside the principal accommodation has elegant proportions and superb natural light from large timber sliding sash windows. A fine reception hall leads to the principal reception rooms and features a carved timber staircase. The drawing room faces south and east and features a marble chimney piece and a bow window. The library has a decorative carved chimney piece with a stove, fitted timber bookcases and parquet timber flooring. The dining room has an interconnecting door to the kitchen, which is in the country kitchen style and links to an adjacent larder.

A small conservatory provides access to an enclosed courtyard at the rear of the house. A cloakroom with separate WC completes the ground floor accommodation.



Upstairs the entire south elevation comprises a master bedroom suite with a bedroom, dressing room and bathroom. Gib or disguised doors linking each room.

The remainder of the first floor accommodation comprises 4 further bedrooms and are serviced by a family bathroom and a separate shower room.

The gardens at Glenleigh House are quite delightful and contain an amazing collection of specimen trees and plants in a most peaceful and pleasant setting, the Knockmealdown mountains forming a magnificent backdrop. With the Glounliagh mountain stream running through the garden water-loving plants such as Candelabra primula, Irises and Arums thrive.

Sheltered by mature specimens of Scot pines, oaks and beeches a wonderful collection of rhododendrons and azaleas spill in colourful profusion over much of the garden. A walled garden has a productive kitchen garden and an orchard. There is a *'bog garden'*, *'secret garden'* and a *'wild garden'*.

The gardens seamlessly connect to the remaining lands comprising grazing pasture and mature coniferous woodland. Recently thinned a walking path could easily be created to link these woods to the gardens and wider parkland pasture, taking in the extensive river frontage along the River Duag

stretching to over 0.5 km. The house is within a 5 minute walk of Clogheen village.

Clogheen lies in that magnificent valley of Tipperary which expands between the wild magnificence of Galteemore and the mountain ridge of the Galtees and the wild majestic ridge of the Knockmealdown mountains.

The immediate locality provides excellent golfing, fishing, cycling, equestrian and walking amenity. The Clogheen to Knockmealdown loop walk passing the entrance of Glenleigh while the Vee mountain pass is famed for its breath-taking and panoramic scenic views. The river Tar, a tributary of the river Suir, runs through the village and like its tributary the River Duag (fronting onto Glenleigh House) is noted for trout fishing. The nearest large towns are Cahir and Mitchelstown.

Whilst in need of some upgrading Glenleigh House presents as a fine comfortable home and retains much period character, with original ceiling cornices, window shuttering, doors and architraves intact. A bungalow lodge within the grounds is uninhabited.

Mains water, mains electric, oil fired radiator heating and 3 open fires, landline telephone (fibre available), septic tank foul drainage, AGA cooking stove.

GLENLEIGH HOUSE
CLOGHEEN, COUNTY TIPPERARY

BER Exempt {Building Energy Rating Certification}
 Protected Structure within South Tipperary County [Number S196]

All showings by appointment only

In all approx. 37 acres (15 hectares) of which grazing pasture 13.6 acres (5.5 hectares) and 13.2 acres (5.34 hectares) woodland

Accommodation within the house extends to some 3,550 square feet or 330 square metres and includes 3 reception rooms and 5 bedrooms [including 2 bedroom suites]. A bungalow lodge (uninhabited) extends to 860 square feet or 80 square metres

Clogheen 5 minutes walking, Clonmel [train] 25 km or 15.5 miles, Carrick-on-Suir 46 km or 28.5 miles, Cashel 32 km or 20 miles, Dungarvan [beach] 41 km or 25 miles, Cahir 14 km or 8.7 miles, Mitchelstown 20 km or 12.4 miles, Mitchelstown Caves (Burncourt) 9.6 km or 6 miles

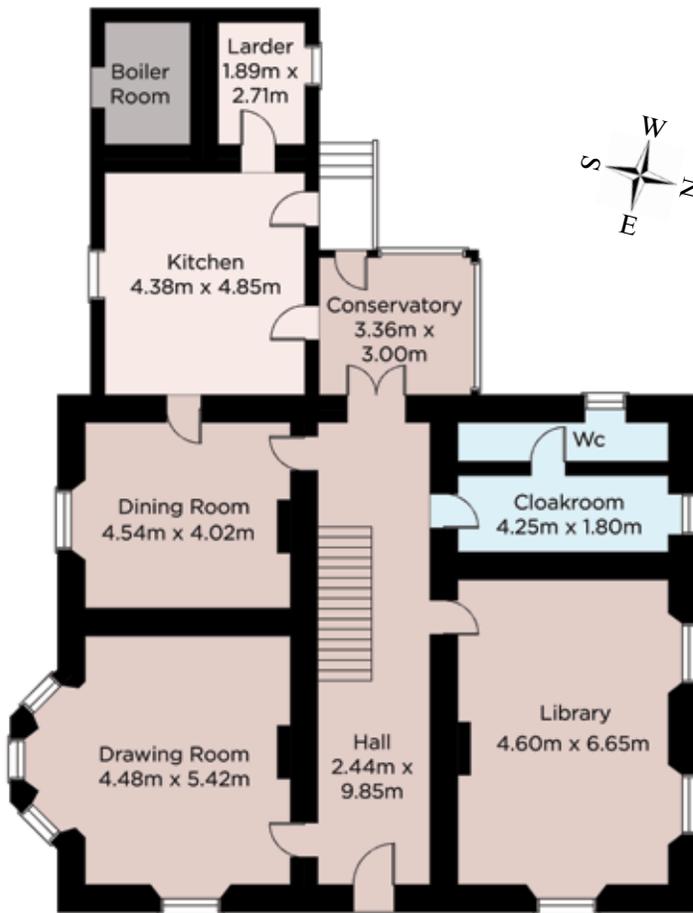
Cork city 72 km or 45 miles, Kilkenny city 78 km or 48 miles, Limerick city 76 km or 47 miles, Waterford city 73 km or 45 miles

Cork airport 55 minutes driving, Shannon airport 1 hr 30 minutes driving, Dublin airport 2 hours driving, Waterford airport 1 hr 20 minutes driving, Cork ferry port 1 hour driving, Rosslare ferry port 2 hours driving

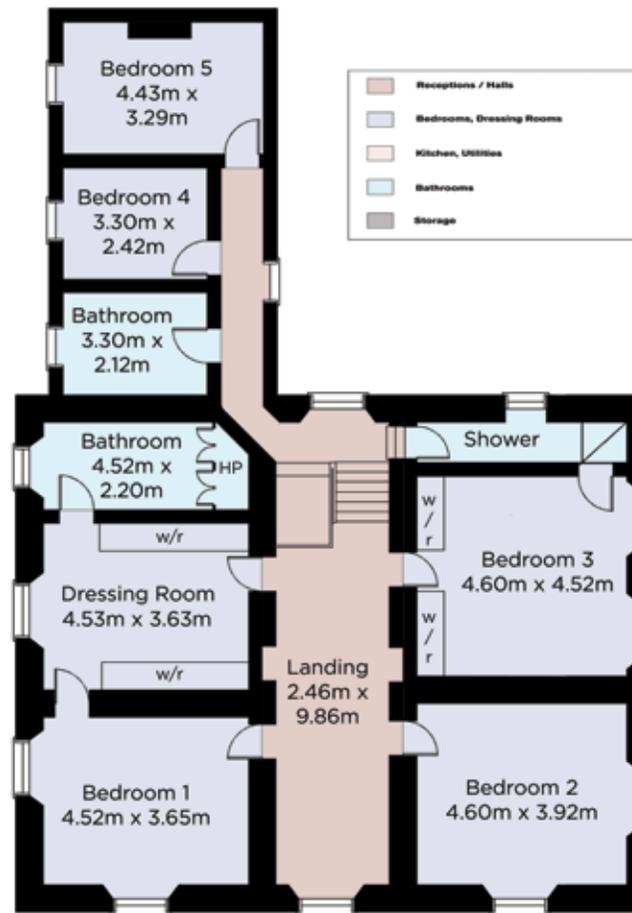
Solicitor with sale conveyance Paul Morris, Henry Shannon & Co. [T: 052 612 1700, Email: paul@hshannon.ie]

Eircode E21 XH01 [Property Specific Postcode]. GPS location 52.271918, -7.997813 [52°16'18.9"N, 7°59'52.1"W]

(Measurements, timings and distances approximate)



Ground Floor



First Floor

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