

FOR SALE BY PRIVATE TREATY



On c.33 Acres

BER B2

TIRERNAN
BALLICKMOYLER, CO. LAOIS

A Magnificent Modern Residence with
2 Equestrian Yards and Outbuildings



The Property

This property on the Laois/ Carlow/ Kildare border is a superb Country Residence on 33 acres of top-quality land with equestrian facilities.

Approached via a recessed entrance with electric gates, the house sits discreetly into the surrounding countryside and a winding tarmac avenue with post and rail fencing leads directly to the front of the house.

Built by the current owner in the mid 2000's and extending to 305 sq.m (3,283 sq.ft) the house offers exceptional standards of design and construction, with an abundance of natural light the generously sized reception rooms on the ground floor are ideal for family living or entertaining. With 4 bedrooms on the first floor, all finished to an excellent specification there is very little for a new purchaser to do.

Outside there are a good range of buildings with 8 boxes, hay barn, 6-unit automatic covered horse walker and other ancillary stores, suitable for a wide variety of uses. The entire stands on a regular shaped parcel of land, all in grass and laid out in several paddocks with natural boundaries and mature hedgerows. An internal hardcore road through the farm makes the paddocks easily accessible for an owner.





Location & Amenities

Close to an area known as 'The Three Counties' this property benefits from excellent connectivity to the surrounding towns of Carlow, Athy and Portlaoise. It is only 1hr from Dublin City via the M9 Motorway which can be picked up at Junctions 3 or 4. The nearby Villages of Killeen, Maganey and Ballylinan all provide the necessary everyday services. There is golf in the nearby clubs of Kilkea, Athy, Carlow and Rathsallagh. Hunting with the Kildares, Laois and South County packs and for those interested in racing The Curragh, Naas, Punchestown and Gowran Park are all a short drive. Fishing, walking and cycling is provided on the banks of the River Barrow.

For shopping Carlow, Athy and Portlaoise all provide a wide range of shops including all the major brands and Kildare Village is less than 30 minutes' drive. There are primary schools in Killeen and Kilkea with secondary schools available in Carlow, Castledermot and Athy. St. Leo's girls' school in Carlow is well regarded as is Knockbeg College for boys.

Carlow – 11km

Athy – 15km

Portlaoise – 30km

M9 (junction 4) – 12km

M7 30km & Dublin Airport – 1 hour

Accommodation

The quality of this property is exceptional and once you enter the open plan light filled hall with full floor to ceiling height you can instantly see the thought and detail that went into the construction. The drawing room on your right leads effortlessly into the dining room where French doors open onto a south facing patio provides the ideal setting for Al Fresco dining in the summer months.

The large open plan kitchen is perfectly designed for busy family living with dining area and adjacent sunroom which is ideally suited as a home office or playroom for the kids. The utility and bathroom all complete the ground floor.

The winding staircase leads to 4 very large bedrooms, the master of which provides great space and an ensuite all finished to a superb standard.

There are two further bedrooms with a Jack and Jill bathroom and a final bedroom with an ensuite.

The house is designed as a very practical home yet with many added features and a quality design that make it ideal for entertaining. It oozes class throughout and the views from all the rooms over the countryside provide the epitome of country living.







Accommodation Summary

Entrance hall:

3.8m x 7.7m – floor to ceiling height of 18 feet, tiled floor, recessed lighting, arched door with side panels.

Drawing room:

6.6m x 4.0m – coving, open fireplace and carpet.

Dining room:

4.4m x 4.2m – coving with French doors to patio.

Kitchen / Dining:

4.6m x 8.8m – tiled floor, chimney for Aga or stove, built in ground and eye level presses, integrated Miele dishwasher, Neff oven, Siemens hob and extractor. Pull out larders and centre island.

Study / Sunroom:

4.9m x 4.7m – 12ft. timber panelled ceiling, stove, doors to patio.

Utility

2.0m x 3.2m – sink, tiled floor, fully plumber with range of built-in presses and back door.

Bathroom

3.0m x 1.6m – w.c., w.h.b and tiled floor.

Cloakroom

FIRST FLOOR:

Bedroom 1

4.7m x 6.3m – with slide robes and ensuite comprising w.c., w.h.b & power shower.

Master Bedroom

4.8m x 6.5m – with slide robes and ensuite comprising raised bath, w.c., w.h.b, & shower (fully tiled). Underfloor electric heating in the ensuite.

Bedroom 3

3.3m x 4.2 – built-in wardrobes.

Jack & Jill bathroom

w.c., w.h.b & power shower.

Bedroom 4

3.4m x 4.6m

Hot press

Fully shelved.

Attic

With good height and suitable for conversion if required or for general storage.

Features

- Private enclosed setting with electric gates.
- Maintenance free exterior.
- uPVC double glazed windows throughout.
- Brehon slab on ground and first floor for noise control.
- Excellent quality accommodation all maintained to a very high standard.
- Light filled reception rooms ideal for family life and entertaining.
- 4 bedrooms all with their own bathrooms (2 ensuite and 2 sharing a Jack & Jill).
- Compact yard ideal for those interested in training or for families with an interest in showjumping.
- Land all laid out in easy to manage paddocks with an internal roadway.
- Range of sheds and buildings ideal for many different uses.



Outside

Outside the house there are lawns and various patio areas which capture the sun throughout the day. The houses setting offers splendid views of the surrounding countryside and back towards the Church at Arles. There is also an integrated double garage (suitable for conversion to more living accommodation if required) and a separate 2-car garage with electric roller shutter doors.

Farmyard 1

This yard is adjacent to the residence and comprises several traditional farm stone buildings ideal for conversion or other use. There are also 2 foaling boxes and a loose pen with concrete base in addition to a 3 span hay barn with lean-to.

Farmyard 2

Located in the centre of the farm and accessed via an internal road there is an American Barn with 5 loose boxes and a foaling box. The barn has capacity for more boxes if required. There is also a 6 unit covered automatic walker and loading ramp.

The Lands

The land is regular in shape and laid out in several paddocks, all in grass with post and rail fencing and natural hedgerows giving excellent shelter. The land combined with the farmyard is ideal for farmers, equestrian users or general outdoor enthusiasts. Water is supplied to all the paddocks and the internal hardcore road provides easy access to each for stock management. Several nursery paddocks surround the American Barn and there is plenty of room to expand if someone wanted to put in a sand arena or other facilities.



Tirernan

Ballickmoyler, Co. Laois

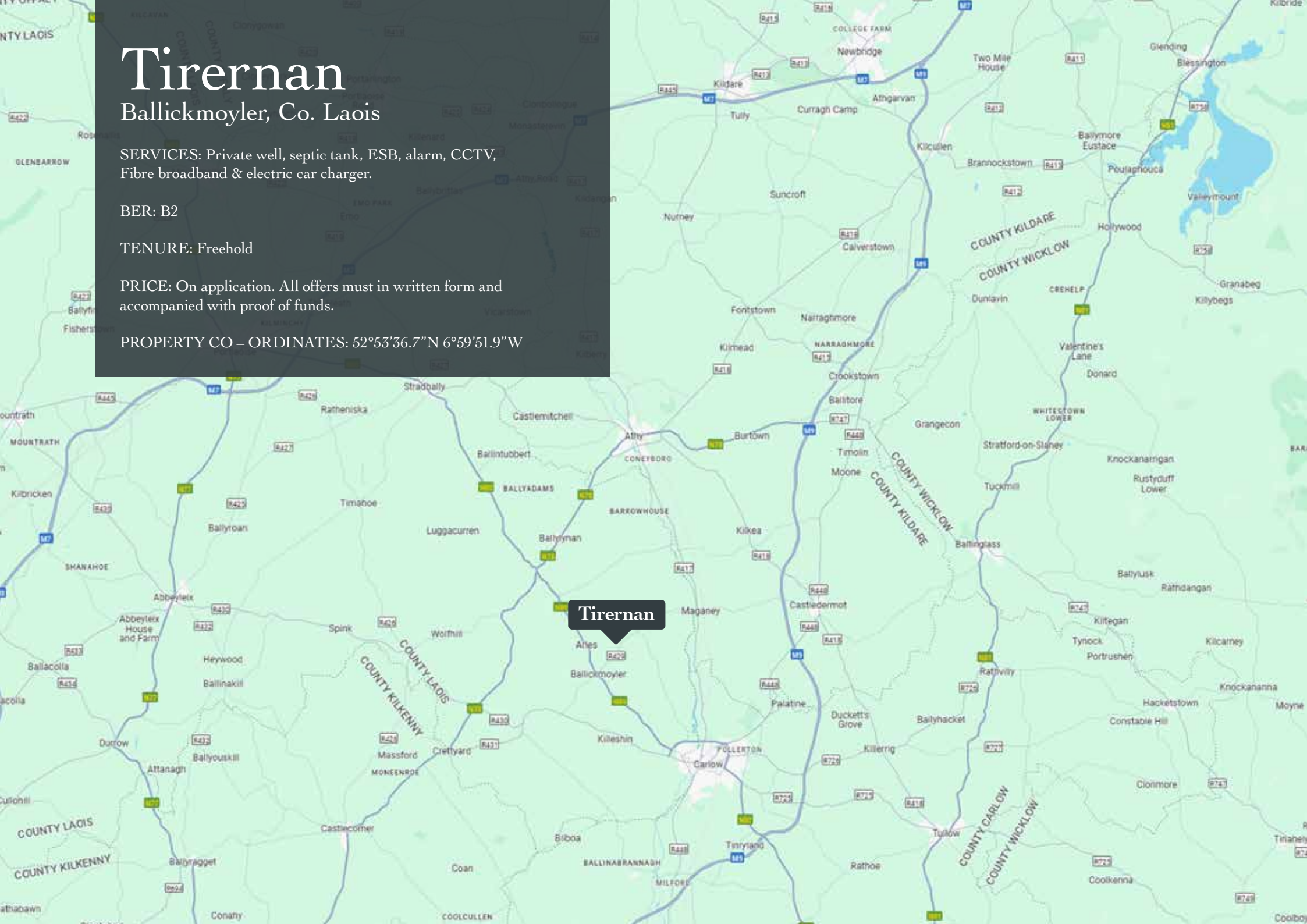
SERVICES: Private well, septic tank, ESB, alarm, CCTV,
Fibre broadband & electric car charger.

BER: B2

TENURE: Freehold

PRICE: On application. All offers must in written form and
accompanied with proof of funds.

PROPERTY CO – ORDINATES: 52°53'36.7"N 6°59'51.9"W





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