

An A-rated contemporary family home on the banks of the River Barrow

Tinnacouse, Skeaghvasteen, Co Kilkenny, R95 EV62



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About this property

Tinnacouse House is a stunning contemporary family home, set on approximately six acres in Skeaghvasteen, County Kilkenny. Located in a private rural setting, quietly nestled on the banks of the River Barrow, this contemporary residence extends generously over 400sqm and has been finished to a high specification. Comprised of four bedrooms and five bathrooms, this home is ideal for family living. Entering the property through the entrance hall, fitted with skylights and a pitched roof, one is greeted by the light filled space that allows access to all rooms on the ground floor.

The open plan kitchen/dining area is located to the left of the entrance hall. The garden is welcomed into the room through double glass French doors. The kitchen/breakfast room is south facing affording beautiful natural light to flood into the kitchen. This modern kitchen is fitted with custom built units, marble countertops, along with an island unit. The dining table overlooks the well-maintained gardens and opens directly to a patio area ideal for entertaining.

The kitchen/dining area flows seamlessly into the family room. Fitted with parquet flooring that flows through to the living room, this light filled room is again connected to the patio area in the garden through

double glass French doors. The living room is located to the right of the entrance hall and has connecting doors through to the family room. This room is completed with a solid fuel burning stove, set in a marble surround, ideal for cold winter nights. The choice of soft furnishings and corner suite sofa, adds to the warm and cosiness of this room. When opened the kitchen/ dining room, family room and living room provide expansive space ideal for entertaining.

To the right of the entrance hall lies a further hallway where the utility room, playroom, storeroom and bathroom are located. The playroom and utility room both have double glass French doors that lead out to the garden. At the end of this hallway lies a bedroom overlooking the front of the Tinnacouse property. A hardwood stairs rises to a bright and airy landing that leads to three generously sized bedrooms, two of which are ensuite.

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Plans

 4,306 sq ft

 6 acres



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Local Area

Tinnacouse is located on the outskirts of Borris, County Carlow, in the south-east of Ireland. Borris is a small Georgian town full of charm and heritage, nestled in the fertile valley of the River Barrow. Graiguenamanagh, a pretty village set on the banks of the river Barrow, is 7.5km distant from the property. The village is popular amongst water sport enthusiasts, offering swimming, kayaking and angling. Kilkenny city (23km) offers a range of amenities including restaurants, supermarkets and retail stores.



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Property Details

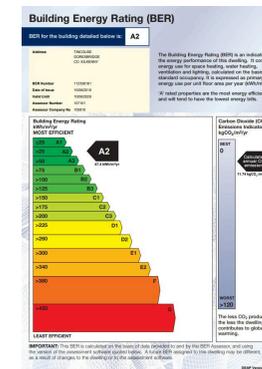
Key Features

- A fine contemporary 4 bed family home
- Set on about 6 acres
- Waterfrontage to the River Barrow with fishing rights
- Ideal private rural setting
- Close proximity to Kilkenny City

Services & Additional Information

BER

BER Rating = A2



Tenure

Freehold

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Enquire



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More Information



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