

Former Rectory on about 7.6 acres

Cappanrush, Ballyfin, Co Laois, R32 C9E4

savills



Former Rectory on about 7.6 acres

Cappanrush, Ballyfin, Co Laois, R32 C9E4

savills



Former Rectory on about 7.6 acres

Cappanrush, Ballyfin, Co Laois, R32 C9E4



About this property

The entrance hall of Rosnashane House exudes warmth and charm, setting the tone for the elegant interiors beyond. To the right, the drawing room enjoys dual-aspect views, with bay windows to the front, and anchored by a graceful period fireplace. The formal dining room, also with dual aspect views, a bay window and period fireplace, easily seats ten or more guests, making it ideal for entertaining. To the rear of the house, the living room enjoys a fireplace and tranquil views of the landscaped rear garden, offering a perfect space for relaxed family living or a comfortable children's playroom. The kitchen overlooks the front grounds and features bespoke cabinetry, integrated appliances, and three impressive sash windows that bathe the space in natural light. A separate hallway off the kitchen leads to a practical utility room, toilet, and pantry area.

Four spacious bedrooms on the first floor each benefit from large sash windows that flood the rooms with natural light, as well as built-in wardrobes and period fireplaces. The first floor also includes a well-appointed bathroom and separate shower room.

Overall, the main house offers approximately 2,062 sq ft (191.6 sq m) of accommodation, with detailed floorplans available.



Former Rectory on about 7.6 acres

Cappanrush, Ballyfin, Co Laois, R32 C9E4

savills



Former Rectory on about 7.6 acres

Cappanrush, Ballyfin, Co Laois, R32 C9E4



Plans

 2,056 sq ft

 8 acres



Bearnsboro House, Ballyfin, Co Laois

Former Rectory on about 7.6 acres

Cappanrush, Ballyfin, Co Laois, R32 C9E4

savills



Local Area

Rosnashane House is located in Ballyfin just outside Portlaoise (8km), the county town and largest settlement in County Laois. Rosnashane House is surrounded by excellent transportation systems, positioned close to the M7, which connects Dublin to both Cork and Limerick cities. Trains to Dublin City run from Portlaoise. There is also a local link bus that serves the immediate area. The property enjoys a strategic location within comfortable reach of Dublin Airport (105 km) Shannon Airport (132 km) and Cork Airport (175 km).



Former Rectory on about 7.6 acres

Cappanrush, Ballyfin, Co Laois, R32 C9E4



Property Details

Key Features

Quiet, countryside location
Private situation with secure access
Would suit a buyer with equestrian interests
Very well kept home with original period features
110km to Dublin Airport

Services & Additional Information

Private septic tank
Oil fired central heating
Mains water

BER

BER Rating = Exempt

Former Rectory on about 7.6 acres

Cappanrush, Ballyfin, Co Laois, R32 C9E4



Enquire



Cianan Duff
Dublin - Country
+353 (0) 86 386 1466
cianan.duff@savills.ie

More Information



View on website



View Digital Brochure



Property Search

Viewing strictly by appointment

Property Ref: DUY250101

Residential & Country

33 Molesworth Street, D02 CP04
+353 (0) 1 618 1300



Important Notice: Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. *powered by* **FluoPro**