

Higginstown Lodge

on c.8.09 ha (c.20 acres)
Clara, Co. Kilkenny

*A very fine country residence
with c.3,500 sq.ft of living accommodation
and extensive equestrian facilities
laid out on c.20 acres.*



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5

BED

4

BATH

3

RECEPTION

3,500

FT²

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There is also the option to acquire an additional 20 acres within a short drive of the principle residence.



The Property

Higginstown Lodge tucked away in an unbeatable Kilkenny location, comprises a very fine country residence with c.3,500 sq.ft of living accommodation and extensive equestrian facilities laid out on c.20 acres.

The property was completely renovated and extended in 2012/2013 to provide a wonderful family home. Located in a picturesque setting the property is accessed via electric security gates with a well-lit tarmac drive leading to ample car parking and lawns either side. The residence has been refurbished to an exceptional standard which has all the modern conveniences with a large emphasis on light, complete with high quality fixtures and fittings throughout.

There is also the option to acquire an additional 20 acres within a short drive of the principle residence.



Accommodation

FRONT HALLWAY 5.31m x 2.60m

With timber floor, large glass panelled doors which look out to the sun patio and double oak doors allow access to:

KITCHEN / DINING ROOM 6.92m x 4.95m

With marble worktop kitchen incorporating wall and floor units, complete with island and recessed lighting. Dining area has a very fine stone feature fireplace from floor to ceiling which is double aspect and double French doors allow access to the sun patio.

LOUNGE 5.00m x 4.00m

With feature stone fireplace and high cathedral ceiling which looks out onto the front gardens.

FULLY-SHELVED LARDER 1.78m x 4.10m

BACK HALL 2.72m x 2.45m

UTILITY AREA 3.26m x 2.40m

With wall and floor units, work counter, wash hand basin, plumbed for washing machine and dryer.

W.C. 2.10m x 1.69m

With w.c., wash hand basin and is partially tiled.

WALK IN HOT PRESS

BACK HALL 5.68m x 1.66m

With timber wall panelling. Door from the back hallway allows access to the rear.

STUDY / PLAYROOM 3.51m x 2.65m

SITTING ROOM 4.73m x 4.31m

With oak floor, cast iron fireplace and beamed ceiling.

BEDROOM 1.50m x 4.16m

With a beamed ceiling and double French doors allowing access to the sun patio / barbecue area.



First Floor

LANDING

With wall panelling.

PRINCIPLE BEDROOM 9.50m x 4.95m

With double aspect windows a fitted wardrobes

WALK IN WARDROBE 4.00m x 1.85m

With extensive fitted wardrobes throughout.

EN-SUITE 3.96m x 3.20m

With w.c., shower unit, double wash hand basin, marble worktop and vanity unit, sunken bath and fully tiled throughout.

BEDROOM 3 3.95m x 3.30m

With fitted wardrobes and bookshelves.

FAMILY BEDROOM 2 2.62m x 1.76m

With w.c., wash hand basin, vanity unit, bath (tiled from floor to ceiling).

BEDROOM 4 4.00m x 3.30m

With fitted wardrobes and bookshelves.

BEDROOM 5 5.36m x 4.22m

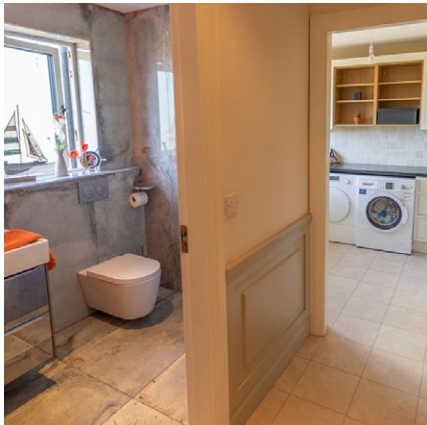
Which incorporates an en-suite. It has been very nicely decorated.

EN-SUITE

With w.c., wash hand basin, shower unit and tiled throughout.

ATTIC

A Stira stairs provides access to the attic which is floored.



Outside

This superbly presented equestrian property will appeal to those seeking a medium-sized sport horse or breeding facility. The equestrian facilities which are situated adjacent to the dwelling can be accessed via a separate agricultural entrance from the road and provide well maintained facilities throughout including:

A four-span barn with lean to which incorporates five stables and two collecting areas. In addition there are seven stables situated around a concreted yard with a feed room incorporating stocks and veterinary examining area.

Further on is a loading bay, separate wash bay with overhead high pressure hose, a new Odon 6 bay horse walker and a 45ft indoor Odon lunging arena with full irrigation system and continuous 6ft rubber belting on surrounds. There is an outdoor arena (50m x 30m) with floodlights in need of surface upgrade. Also several other buildings sited to the rear and include a secure tack room/workshop (12m x 5.5m) and also a number of all weather turnout areas. The yard also benefits from excellent outdoor lighting throughout.

All of the lands are fenced / stud railed, include water to all paddocks and an internal hard-court roadway. The lands are in superb heart with mature tree lined hedgerow boundaries on all sides and have the benefit of a wonderful country setting.

Additional Lands

Within an 8 minute drive of Higginstown Lodge there is an option to purchase a parcel of land extending to c.20 acres as per the aerial photo opposite.



Location

The property is situated in Higginstown and is just outside the outskirts of Kilkenny city, 5.5km to the M9 motorway with very easy access to Kilkenny city, Clara primary school and all essential services and amenities. It also benefits from being on a secondary road.

7 KM	KILKENNY CITY	8 KM	KILKENNY CASTLE
7.6 KM	ST LUKE'S HOSPITAL	127 KM	DUBLIN CITY
133 KM	DUBLIN INTERNATIONAL AIRPORT	19 KM	GORESBRIDGE SALES
96 KM	GOFFS	13 KM	GOWRAN RACECOURSE



Features

- Turnkey residence
- ♦
- Triple glazed windows throughout
- ♦
- Hardwood flooring
- ♦
- Electric security gates
- ♦
- Entrance with tarmacadam driveway leading to extensive parking area
- ♦
- Lawn gardens, gravel area to front of residence with patio area
- ♦
- Old cut stone building to the side of the residence (in need of renovation) and provides option for a home office (subject to planning permission)
- ♦
- Stud railed paddocks
- ♦
- Close to major road networks (M7/M8/M9 & N78)
- ♦
- Convenient to Dublin City & International Airport
- ♦
- Picturesque countryside location
- ♦



Amenities

SHOPPING & SCHOOLS

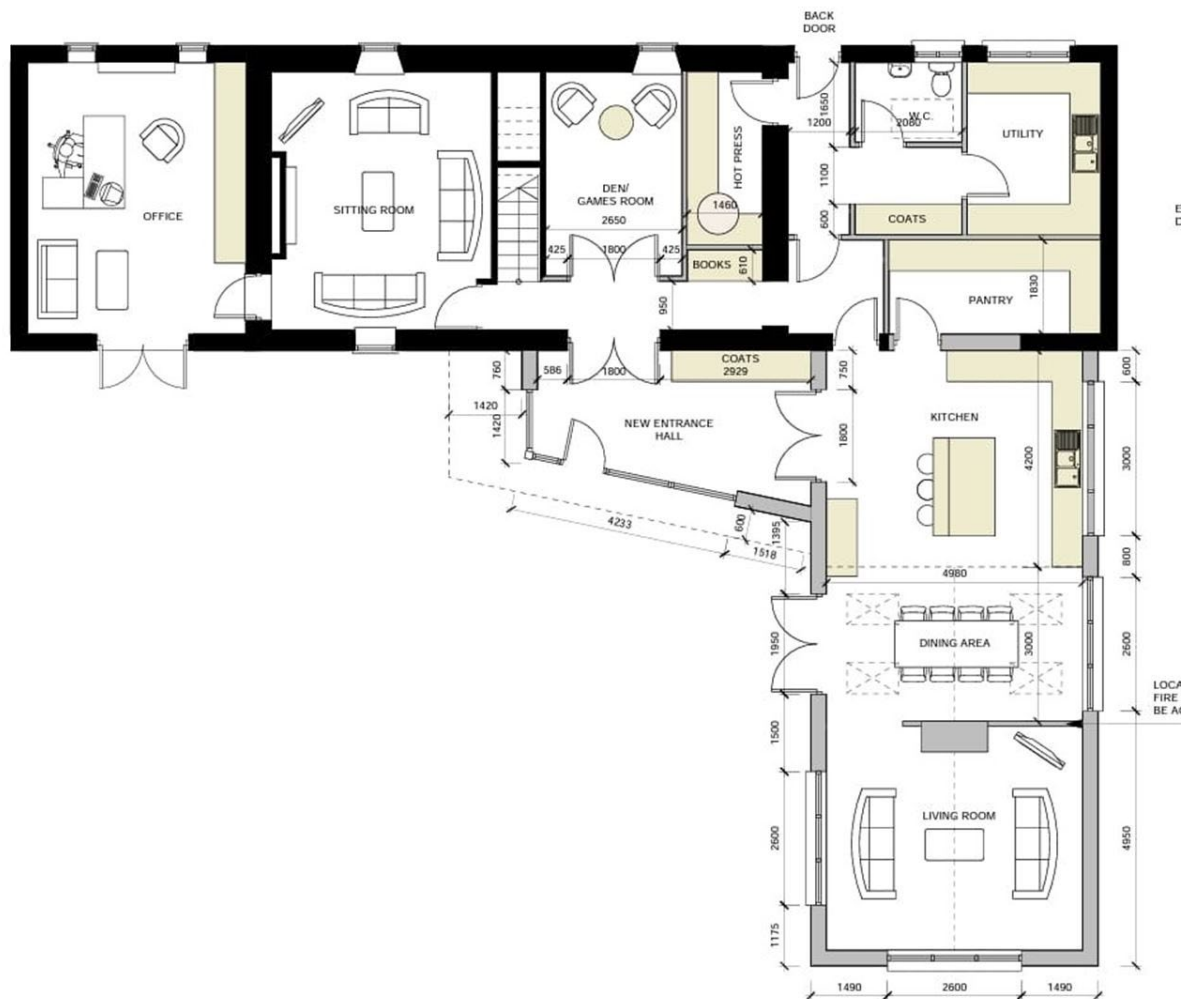
Kilkenny city provides an array of shops, restaurants, pubs and cafes whilst also providing schools for all ages. There is a local national school in Clara only a few minutes drive away. A selection of excellent hotels and restaurants are all within easy reach and fine dining can be enjoyed at the nearby Lyrath Estate and Mount Juliet Resort. McDonagh Junction Shopping Centre, the largest in the southeast region, offers excellent shopping with a range of high street stores and food outlets all under one roof.

RACING & HUNTING

Racing enthusiasts are well catered for, with Gowran Park racecourse a short drive away. The local Kilkenny Foxhounds also provide regular hunt meets.

TRAVEL

The M7, M8 and M9 are all within easy reach, providing access to Dublin, the airport and the rest of the country. There is a train station in Kilkenny city, whilst there are regular bus connections from Kilkenny to the surrounding local towns and further afield.



GROUND FLOOR

Details

SERVICES

Private Water · Septic Tank · Mains Electricity
Central Heating · Access Gate · Garden · Scenic View · Parking · Patio

ENERGY EFFICIENCY

BER **B1** Building Energy Rating: B1
Certificate No. 104271853

MAP CO-ORDINATES

Lat: 52.672351 (52° 40' 20.46" N)
Long: -7.186201 (7° 11' 10.32" W)

DIRECTIONS

From Kilkenny: via the Johnswell Road L2615 signposted for Johnswell drive 3.3km,
take right turn signposted for Clara, drive 0.6km and the property is on
the right hand side.

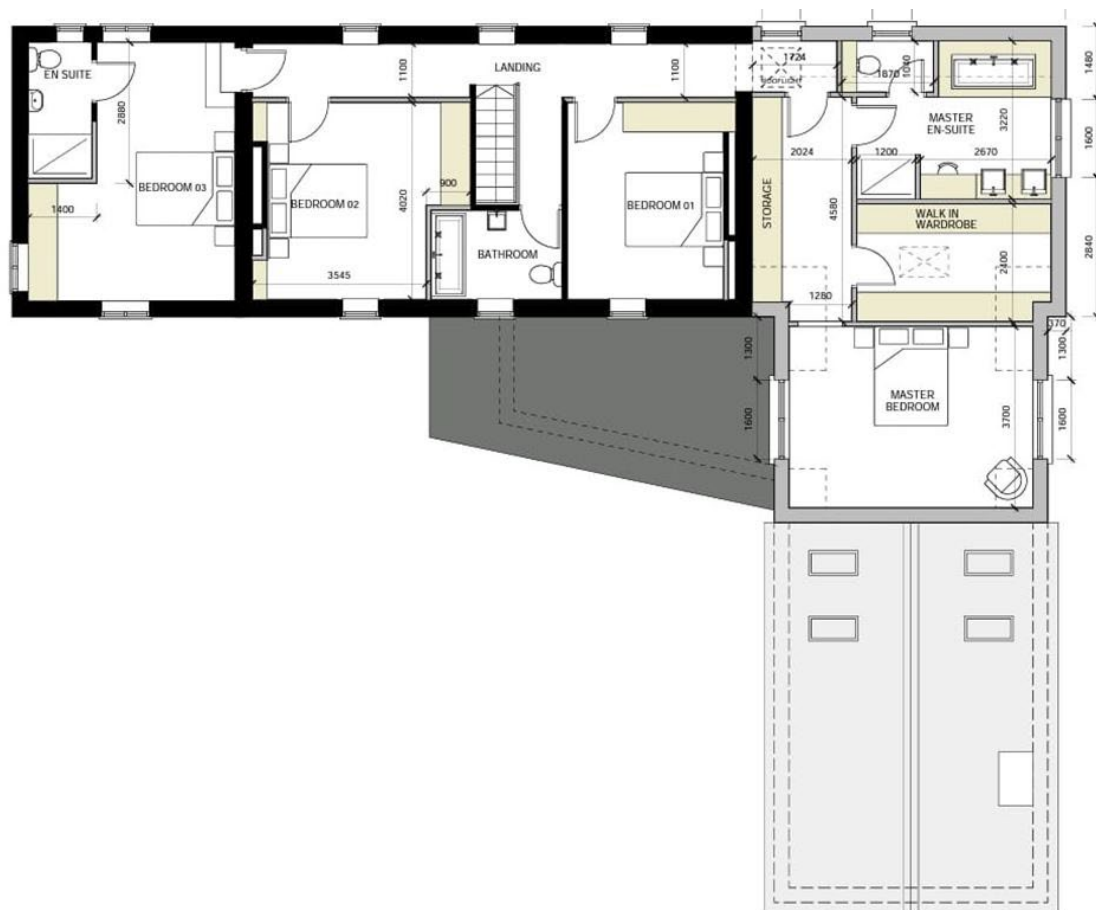
From Dublin: via the M9 take Exit 8 to Kilkenny, continue onto the N10 for 5.5km, at
the first roundabout take the L2627 signposted for Clara, drive 2.4km, take the next
left signposted for Johnswell, drive for 1.2km and the property is on
the right hand side.

SOLICITOR WITH CARRIAGE OF SALE

Julian Cunningham, Flynn O'Driscoll LLP, No. 1 Grant's Row, Lower Mount St,
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VIEWING

Viewing is strictly by appointment with the selling agents.



FIRST FLOOR



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