

Bluebell Cottage,

7 High Street, Inistioge, Co. Kilkenny. R95 X3E5



- ✓ This unique & charming Bluebell Cottage is superbly located overlooking the historical square in the picturesque setting of Inistioge village.
- ✓ 3 Bedrooms, 3 Bathrooms
- ✓ Excellent living space on both floors
- ✓ This is a once in a lifetime opportunity to own your own magical home, beautifully restored and ready for you to start your laid-back life in the country.



Guide Price : €340,000

The accommodation of Bluebell Cottage is thoughtfully designed and offers a comfortable living experience. Upon entering, there is an entrance hallway that leads into the kitchen. Adjacent to the kitchen is a spacious living and dining area. On one side of the property, there is a bedroom with an ensuite bathroom. The first floor can be accessed via a stairwell located in the kitchen.

Upon reaching the first floor, one is greeted by a cozy sitting room with charming features, including the original stone wall and two windows overlooking the street. Additionally, there is a solid fuel stove offering a very cozy ambiance and two floor to ceiling original wooden doors that lead to the master bedroom with an ensuite bathroom on one side, and a third bedroom and bathroom on the opposite side. The owners have given careful consideration to the redesigning and layout of this home, resulting in excellent living space with three bedrooms and three bathrooms.

The dining area and kitchen of Bluebell Cottage have doors that open up to an enclosed yard. From there, a step up leads to the patio area at a higher level where one can bask in the beautiful sunshine while enjoying complete privacy. This charming home is located just a short distance from the village, allowing residents to easily access all of its many amazing amenities / facilities.

Bluebell Cottage is a stunning property that exudes a timeless charm and character. It has been tastefully decorated throughout, while still preserving many of its original features such as timber sash windows and deep windowsills. The owners, who acquired the property in 2018, undertook extensive renovation works, including replumbing, rewiring, installing new floors and insulating the walls. These updates have been done with great attention to detail and style, ensuring that the renovations complement the overall charm of this delightful property.

ACCOMMODATION

Ground Floor

Entrance Hallway 6'10 x 3'02 (2.9 x 0.92)
Kitchen 12'8 x 16'9 (3.9 x 5.2)
Living-Dining 18'11 x 9'5 (5.5 x 2.9)
Bedroom 1 8'11 x 10'11 (2.5 x 3.1)
Ensuite Bathroom 9' x 3'07 (2.7 x 0.93)

First Floor

Sitting Room 14'6 x 17'2 (4.5 x 5.2)
Master Bedroom 12'6 x 9'3 (2.8 x 3.8)
Ensuite Bathroom 7'7 x 4'4 (2.3 x 1.3)
Bedroom 3 8'6 x 8'2 (2.6 x 2.5)
Bathroom 8'2 x 5' (2.5 x 1.5)
Landing 2'11 x 7'3 (0.64 x 2.2)

Services

- ✓ Mains Water
- ✓ Mains Sewerage
- ✓ Dual Heating - oil & solid fuel
- ✓ Fibre Broadband

BER Rating

(to follow)

Location * Location * Location

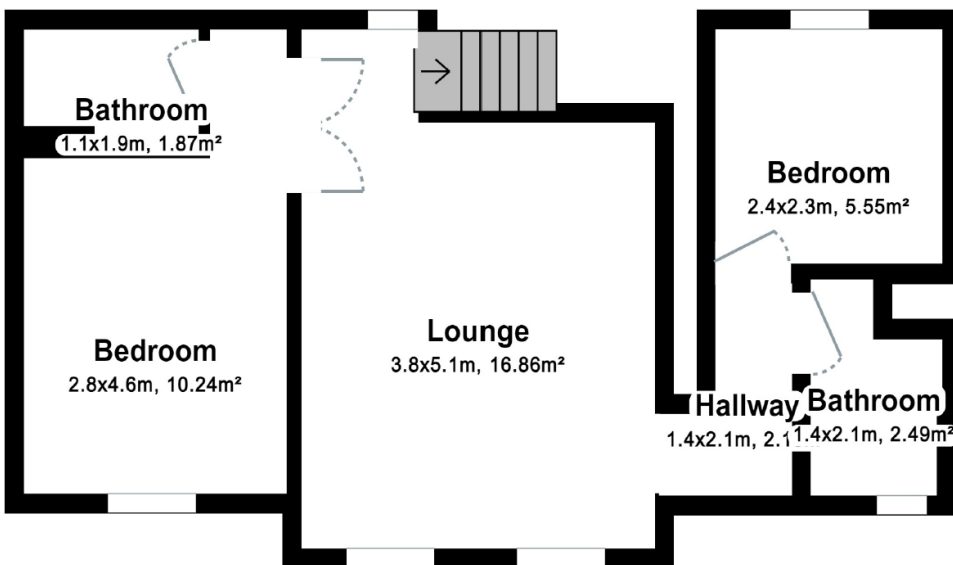
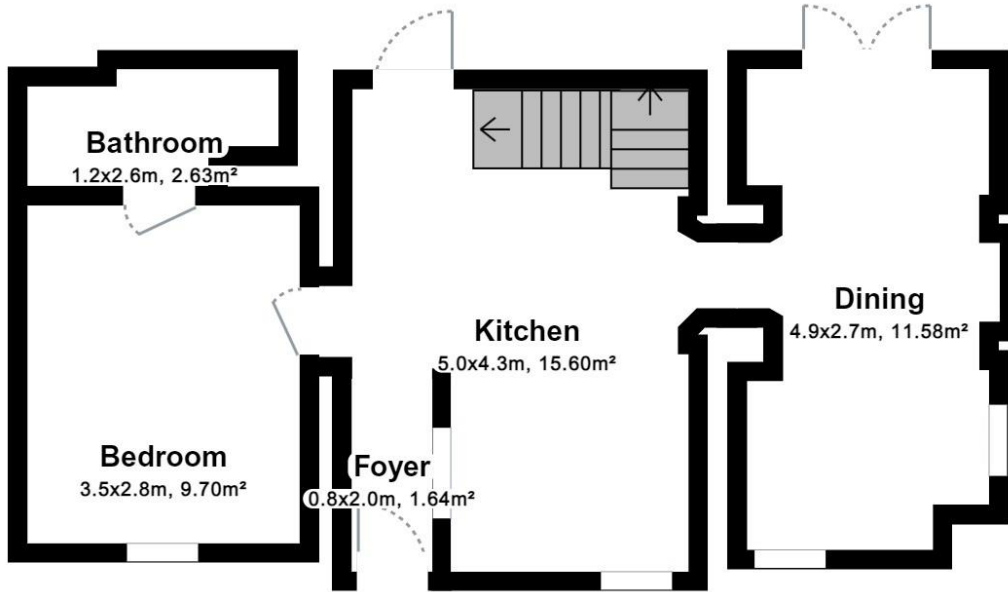
Inistioge is one of the most picturesque villages in the Southeast within easy reach of the M9 and M11 motorways. An easy 40-minute drive to the stunning beaches of Wexford and Waterford coastline. You are spoilt for choice, a 25 min drive takes you to Kilkenny City & 35 min drive to Waterford City, 10 min drive to the market towns of New Ross, Thomastown and Graiuenamanagh. The convenient train station in nearby Thomastown provides easy access to Dublin and Waterford by rail.



Laid back Lifestyle

The village of Inistioge, set on the banks of the river Nore, holds an enviable reputation as one of the most picturesque villages in the Southeast. A relaxed and laid-back vibe adds to the charm of this magical place, for the outdoor enthusiast, including forest trails for mountain biking, horse trekking, riverside hikes, and fishing trips all on your doorstep. There is an abundance of 18-hole golf courses within easy reach including the world-renowned Mount Juliet Estate and Golf Club, only a leisurely 20-minute drive from the property. This is a truly historical place and includes a 10-span bridge crossing the river Nore dating back to the 1700's. The majestic Woodstock Gardens and Arboretum, dating back to the 1740's, is located 2 minutes' drive from the property. Features include a playground, walled garden, a fully restored Turner Conservatory, and many enchanting woodland trails to explore.

Floor Plans



Floor Plans (For Illustration Purposes Only - measurements may be inaccurate!)



Kindly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for inaccuracy, but will take every care in preparing particulars. All offers are subject to the property being unsold, let or withdrawn. The above may be seen by appointment only. Any reasonable offer will be submitted to the owner for consideration. If the property does not interest you, kindly advise us as to your exact requirements.