



**Uppercourt Manor,**  
Freshford, Co. Kilkenny



# UPPERCOURT MANOR

## FRESHFORD, CO KILKENNY

**In all c.36 acres - c.14.54ha**

Magnificent 18<sup>th</sup> century manor house in beautiful parkland setting superbly located close to the historic medieval city of Kilkenny

**For Sale by Private Treaty**

- *Freshford 0.6km • Kilkenny City 14km • Portlaoise 38km • Kildare Outlet Village 70km*
- *Dublin City 120km • Dublin Airport 132km*





# UPPERCOURT MANOR

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## Ground Floor

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Portico • Entrance Hall • Library • Garden Room • Dining Room  
• Drawing Room • Music Room • Bishop's Room • Morning Room  
• Bedroom & Ensuite • WC

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## Wing

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Kitchen • Utility • Boiler Room • WC • 9 various store rooms

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## Lower Ground Floor

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Kitchen • Sitting Room • Dining Room • Laundry • Wine Cellar  
• 2 Bedrooms • Wet/Shower Room • Ladies & Gents WC • Boiler  
Room • 6 further rooms in need of Restoration • Alarm & CCTV

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## First Floor

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Master Bedroom Ensuite • 9 Bedrooms with 4 Ensuites in need of  
further restoration • 2 Bathrooms

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## Second Floor

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8 Bedrooms & 3 Bathrooms in need of further restoration

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## Church

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Main Hall • Bathrooms • Bar • Ladies & Gents WC • Kitchen area

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## Guest Lodge

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Kitchen/ Dining Room/ Sitting Room • 2 Bedrooms • Bathroom

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## Staff House

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Kitchen/Diner/ Sitting room • 3 Bedrooms with 1 Ensuite • Bathroom

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## Old Dormitory

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In need of restoration

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## Stable Yard

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13<sup>th</sup> century courtyard • 22 Stables • All weather arena • 2 turnout  
paddocks • 6 bay horse walker • Large Barn • Tack & Feed room  
• Various stores • Grass Paddocks

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## Gardens & Lands

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Walled Gardens • 64 apple trees • Mature specimen trees  
• Sweeping Lawns • Quality Pasture



## UPPERCOURT MANOR

Uppercourt Manor comprises a most impressive, charming Georgian House surrounded by 36 acres of parkland, paddocks and mature woodland. Nestled in the heart of unspoilt rural Kilkenny, a county renowned for its rich heritage. The house is approached by a sweeping tree lined avenue before the first glimpse of the church and eventually arriving at the broad gravel forecourt.

The residence, a five bay three storey over basement with a three storey two bay later addition of the same height and style and a further two storey three bay wing. The house is entered up wide limestone steps flanked with lion statues beneath a fantastic balustraded Ionic portico. The house is entered through a wonderful curved hall with three exceptional arched sash windows flanked with decorative columns.

The ground floor is laid out with seven bright and generous proportioned formal reception rooms with exceptional ornate decorative cornicing and ceilings, magnificent plasterwork and large open individual original period fireplaces many of which have the added benefit of log burning stoves. There are wooden and parquet floors throughout with numerous floor levels, six over nine pane sash windows complete with working shutters. A wing built in the 1950's off the ground floor contains large commercial kitchens and numerous store rooms.

The lower vaulted ceiling on the ground floor has been extensively and tastefully restored and contains a large well equipped country kitchen, dining room, sitting room, wine cellar, 2 bedrooms, wet room, laundry, his & hers WC, heating room and 6 further rooms in need of restoration.

An impressive staircase with overhead Victorian atrium leads to the first floor and large master bedroom ensuite. There are a further 9 generous bedrooms and 4 ensuites in need of restoration. There are 8 more bedrooms and 2 bathrooms also in need of restoration. Electrics and plumbing have been installed on these two floors. The current owners have painstakingly and meticulously restored the house maintaining the integrity of the original period features over the last number of years with the ground floor and lower ground floor now in impeccable condition to include the roof and many sash windows.

















## CHURCH

The church can be entered down a long bright corridor from the main house or from its own external entrance. Built in 1944 as a private Catholic chapel and completely restored, the church is now a double height large open plan space with cut stone arches to the sides and round headed stain glass windows. The building now contains

a small bar, kitchen space and 2 WCs. A perfect space for a ballroom, party room or fantastic games room amongst many other uses. There is a large 14 bay four storey dormitory next to the church built in 1950 which closed in 1984 and is now disused.



## HISTORICAL NOTE

Uppercourt Manor stands on the site of the Bishop's Palace built at Achadh Úr in 1225. In 1553 a Protestant Bishop, John Bale, was sent to live there. After him, the Shee family took over the Manor and lived in Uppercourt for 100 years. In 1653 one of Cromwell's soldiers, Captain Sir George Askew, being owed £200, was given Uppercourt in settlement of the debt and the Shee families were forced to leave. The present house was designed by John Roberts and was built in 1798 by Sir William

Morres who reverted to his family's original name de Mont-Morency. The Eyre family came in 1879 who gave the house its ornate oratory and remained until 1918 when the Maher brothers bought it. The Mill Hill Fathers bought Uppercourt in 1932 and it became a secondary school. In 1989 Uppercourt was sold and used for the storage and restoration of antique furniture. The current owners bought the property about 11 years ago and undertook a massive restoration project.



### **GUEST LODGE, STAFF HOUSE, EQUESTRIAN FACILITIES**

The Guest Lodge is a comfortable cabin style 2 bed house located near the walled garden. The staff house, recently renovated, has 3 bedrooms and is located off the yards. To the rear of the house is an exceptional lofted cut-stone coach house believed to be built in the 13th century and is now in stables. There are 22 stables

scattered throughout various yards, a large barn for machinery, feed and bedding, a suburb all weather arena, 6 bay horse walker, turn out paddocks all surrounded by large grass paddocks.



## GARDENS, GROUNDS AND LANDS

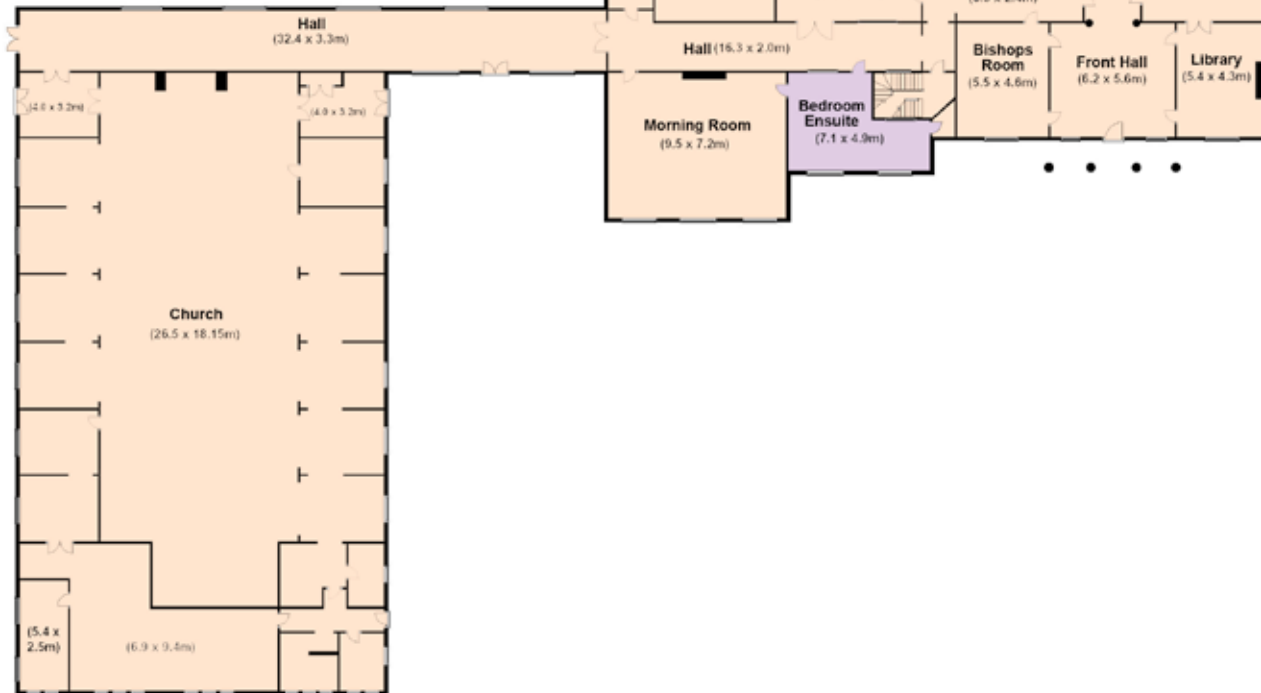
To the rear of the house is a very large walled garden containing turn out paddocks and an orchard containing 64 apple trees. To the side of the main house are more formal gardens. The property is surrounded by c. 36 acres of excellent quality lands

all in grass and dotted throughout the park land are array of spectacular specimen trees.

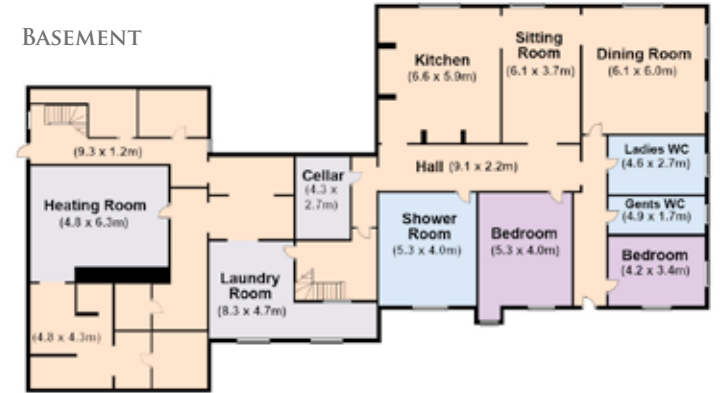
# UPPERCOURT MANOR

Total Approximate Floor Area  
27,878 sq.ft / 2,590 sq.m

## GROUND FLOOR



## BASEMENT



## FIRST FLOOR



## SECOND FLOOR



## LOCATION

Uppercourt Manor is located on the outskirts of Freshford village in the heart of Co Kilkenny and is also part of the Freshford Loop walk, a fantastic 8km walk around the countryside. The village is the site of a monastery dating back to the early 7<sup>th</sup> century. 52 Horse Chestnut trees surround the village green. The village has good primary schools, churches, bars and various local shops.

A short drive brings you to the medieval historic city of Kilkenny built on the banks of the River Nore. In 2009, the City of Kilkenny celebrated its 400<sup>th</sup> year since the granting of City status in 1609. Kilkenny's heritage is evident in the City and environs including the historic buildings, such as Kilkenny Castle. Kilkenny is regarded for its culture with craft and design workshops, the Watergate Theatre, public gardens and museums. Kilkenny boasts excellent primary and secondary schools as well as fantastic shopping, restaurants, bars and hotels. The most renowned golf course is at Mount Juliet and is also home to the Kilkenny Hunt Kennels. Gorwan Park racecourse is a 20 minute drive. For fishing the River Nore is highly regarded by anglers and is famous for its salmon. Dublin City & Airport are approximately a 1 ½ hours drive.

## SERVICES

- OFCH
- Well water
- Septic tank
- CCTV
- Alarm

## VIEWINGS

Strictly by Appointment.





**01 662 3255 | 8-34 Percy Place, Dublin 4**

Robert Ganly - [rganly@ganlywalters.ie](mailto:rganly@ganlywalters.ie) | Celia Lamb - [clamb@ganlywalters.ie](mailto:clamb@ganlywalters.ie)

**[ganlywalters.ie](https://ganlywalters.ie)**

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