



For Sale By Private Treaty

# Lennaght House, The Rower, Inistioge, Co. Kilkenny





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A most charming country residence which has been sympathetically refurbished to provide elegantly proportioned living accommodation in the glorious countryside of South County Kilkenny.

Located in the picturesque Nore Valley, Lennaght House and Clodiagh Cottage date back to 18th century and are set on mature and sheltered grounds of 0.6ha (1.5 acres). The current owners have transformed the property which now comprises of 225 sq m of beautifully presented living accommodation.

The principal living accommodation includes a sitting room with open fire, dining room, and stunning kitchen with vaulted ceilings which opens to a light filled living room, the master bedroom is en suite shower are situated on the ground floor. Upstairs there are 3 bedrooms (2 en suite shower rooms) and main bathroom.

Clodiagh Cottage is a considerable asset providing separate and very useful living accommodation of 75 sq m ideal for guests or extended family. Tastefully presented includes an open plan kitchen/ diner, living room, bedroom and shower room on the ground floor, on the first floor there are 2 bedrooms and shower room.

Located within equal distance of the attractive village of Inistigoe renowned for Woodstock Gardens and Arboretum and New Ross home to the Dunbrody Ship. The area is within "Ireland's Ancient East" a region brimming with cultural attractions and festivals.



# Lennaght House

## Ground Floor

Entrance hall with black and white tiled floor

Dining room 4.3m x 3.9m with period fireplace and hand finished solid Oak floors

Sitting room 4.8m x 4.3m with open fire and hand finished solid Oak floors

Kitchen 7.6m x 3.9m with a range of hand-crafted units, feature island unit, Rangemaster Gas Cooker, integrated appliances, larder unit, tiled floor and doors to patio

Living room 6m x 3.9m with vaulted ceilings, Nestor Martin wood burner, hand finished Oak flooring, door to patio and courtyard

Master bedroom 6m x 4.3m with en suite shower room and dressing room

## 1st Floor

Bedroom 2. 4.3m x 4m with en suite shower room and dressing room

Bedroom 3. 3.3 x 4.1m with en suite shower room

Bedroom 4. 4.3m x 2.2m

Bathroom







## Clodiagh Cottage

### Ground Floor

Open plan kitchen/ dining room 6m x 3.7m with range of fitted units and tiled

Living room 5.4m x 3.6m with French Pine flooring and Henley Heritage Stove

Bedroom 1. 4m x 3m

Bathroom

### 1st Floor

Bedroom 2. 4m x 2.4m

Bedroom 3. 4m x 2.4m

Shower room



## Outside

Range of cut stone outbuildings with 3 loose boxes and tack room together with large shed/ workshop and laundry room, ideal for conversion if required.

The property is approached by a winding gravel drive-way and the gardens are principally laid to lawn interspersed by well-stocked and colourful perennial and shrub borders. The area is enclosed by high level hedging, affording a great deal of maturity and privacy to the property. There is a lovely south west facing courtyard off both living room and kitchen, separate courtyard to the rear of the cottage.

**Services** Mains electricity, group water, septic tank and oil fired central heating

**BER** BER House: C2 No 113441943  
BER Cottage: D1 No 113442719

**EIRCODE** R95TK66

**Title** Freehold

**VIEWING** Strictly by Prior Appointment



## Selling Agent:

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