

Borris is a Georgian, granite village, full of charm and heritage nestling in the fertile valley of the river Barrow and the ideal gateway for nearby Mount Leinster and the Blackstairs Mountains. Its old granite houses and Victorian shop fronts have remained largely intact. Most of the town's buildings stand on the north side of a steeply rising main street, overshadowed by the presence of the very substantial demesne walls of Borris House.



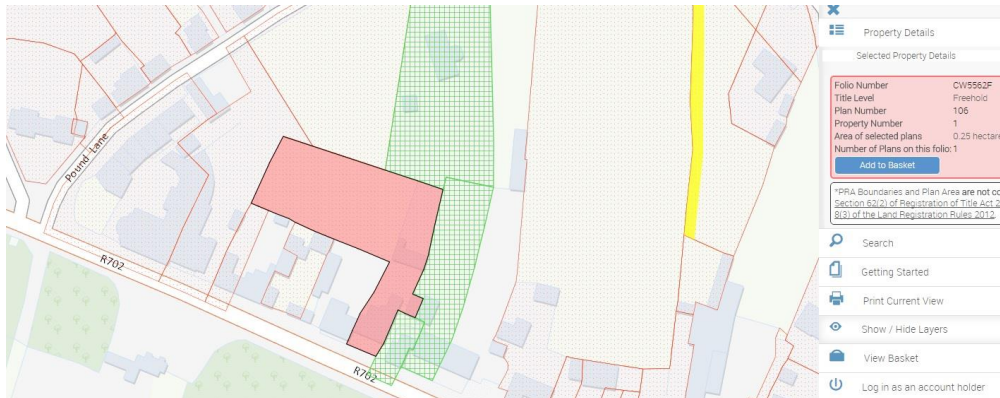
Main Street, Borris



Borris House

ATTRACTIONS:

Borris House, Mount Leinster Drive Heritage Drive and the Blackstairs Mountains which are accessible from Borris via the viaduct at the end of the town. Clashganny Lock, 5km south of Borris on the New Ross road offers a panoramic view of Carlow's rich countryside.



Site Map

MAIN STREET, BORRIS, CO. CARLOW.

For Sale By Private Treaty



This is a three bay two-storey over part-basement stone built house of c.1835, renovated in 1985 with render removed. Gateway to front with cast iron railings over stone wall. This property commands a prominent position in this very busy town of Borris, boasting numerous features, suitable for residential / commercial use. Located opposite the picturesque Borris House and only a few yards down from The Step House Hotel on the same side, on a very busy street with excellent passing trade. Unfortunately, this house has been vacant for some time and is in need of renovation, with huge potential. With its location, it would be suitable for Guest House (*as once was*) or similar.

Viewing highly recommended.

ACCOMMODATION COMPRISES OF THE FOLLOWING:-

ENTRANCE LOBBY 7'09 X 8'08 (2.16 X 2.46)

On entering this property, one is immediately hit with the beauty of this fine property, with high ceilings, tiled floor, cornicing throughout, the large door frames – once “the Grande” house, with reception rooms either side of the lobby, and the hallway straight on leads to the staircase, kitchen and dining areas.

HALLWAY 7'10 X 12'01 (2.16 X 3.66)

Carpet flooring, stairs to first floor accommodation, and a stairs down to the basement.

KITCHEN 15'03 X 13'05 (4.58 X 3.98)

The kitchen is situated to the rear of the house with units at floor and eye level, tiled between units to one side, plumbed for washing machine and dryer, tiled floor, timber panelled ceiling, door leading back into the Dining Room and door leads to yard / gardens to rear.

DINING ROOM 16'02 X 18'02 (4.58 X 3.98)

Carpet flooring, cast iron fireplace with timber surround, doors leading into kitchen and back out to the hallway.

RECEPTION 1 16'03 X 14'03 (4.88 X 4.27)

One of the rooms located to the front of the house featuring marble fireplace, bay window, cornicing.

RECEPTION 2 16'03 X 14'03 (4.88 X 4.27)

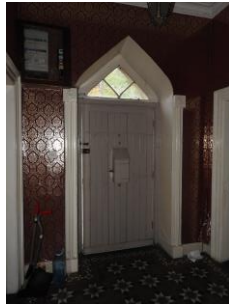
Also located to the front with fireplace, bay window and cornicing.

BATHROOM 10'02 X 7'11 (3.05 X 2.18)

WHB, WC and Triton T90 Electric Shower. Timber panelled ceiling.



Dining Room



Entrance Lobby



Bedroom 1



Yard to rear with Numerous Outbuildings



House on Main Street with Side Entrance

FIRST FLOOR ACCOMMODATION:-

BEDROOM 1 14'02 X 15'11 (4.27 X 4.6)

Situated to the front of the house – carpet flooring, cornicing.

DRESSING ROOM 7'10 X 6'09 (2.16 X 1.85)

Carpet flooring, situated between both bedrooms to the front of the house.

BEDROOM 2 13'11 x 16'03 (3.99 x 4.89)

Carpet flooring

LANDING 14'11 x 7'11 (4.3 x 2.17)

Carpet flooring

TOILET 3'04 x 11'05 (0.92 x 1.23)

WC, full tiled floor to ceiling.

BEDROOM 3 12'10 x 18'03 (3.68 x 5.49)

BEDROOM 4 9'10 X 9'06 (2.77 X 2.66)

BATHROOM 7'07 X 10'04 (2.15 X 3.06)

Carpet flooring, WHB, WC and Bath

BASEMENT

ROOM 1 12'01 x 15'05 (3.66 x 4.59)

ROOM 2 12'03 X 15'05 (3.66 X 4.59)

ROOM 3 5'09 x 13'01 (1.55 x 3.96)

ROOM 4 15'10 x 9'06 (4.60 x 2.76)

FEATURES

- Three bay two-storey over part basement stone house of c.1835
- Commanding a prominent position on the Main Street
- Spacious accommodation throughout
- Front walled in garden with cast iron railing over stone
- Yard to rear with numerous outbuildings leading to Orchard
- Double glazed windows to the front of the house
- 11” ceilings on ground and first floor
- Basement with additional 4 rooms
- Suitable for residential / commercial use, potential for Guest House or similar venture. (It was a Guest House in earlier years)
- OFCH

SERVICES

- Mains Water
- Mains Sewerage
- Telephone & ESB

CO-ORDINATES

272827 / 150449