



NEWTOWN HOUSE
Durrow, County Laois | Ireland

BER Exempt

Ireland | **Sotheby's**
INTERNATIONAL REALTY



NEWTOWN HOUSE

A splendid and elegant late Georgian country home built in the Regency style and marvellously positioned nearby to the heritage town of Durrow and within easy access of the M8 Dublin to Cork motorway. Offered for sale within private pleasure grounds of 1.6 acre or 0.66 hectares, or with up to a total of 9.4 acres or 3.8 hectares, and including frontage onto the River Goul.

Pleasantly positioned within landscaped pleasure grounds a sweeping gravelled drive leads over a bridged stream to the house. Built in circa 1801 the house is extremely pleasant with a rugged stone façade complete with attractive brick window and door surrounds and distinctive overhanging eaves, which include timber detailing. Set out over 3 floors, a flight of limestone steps adorned with decorative wrought iron railings lead up to the front doors, twin glazed French doors that lead to the reception hall, principal reception rooms and stair hall.

The reception hall leads to a marvellously proportioned drawing room, wonderfully lit from a bright southeast and southwest orientation and from large feature windows. A marble chimney piece frames a large open fire grate and the generous ceiling height, restrained plasterwork and door architraves make it extremely pleasant. The dining room and study also benefit from generous ceiling height, restrained plasterwork and door architraves and open fireplaces, the study with a marble chimneypiece and dining room with a feature alcove. An open arch from the reception hall give



access to the stair hall and the carved timber staircase, leading to the lower ground floor and bedrooms upstairs and generously lit from a large window. A Butler's Pantry has been fitted out as a laundry and a cloak room has a separate guest W.C.

There are 5 bedrooms in total with 4 bedrooms on the upper floor. All naturally bright, benefiting from large windows and good ceiling heights and of generous proportions. The master bedroom mirroring the dimension of the drawing room and particularly spacious. The bedrooms each benefit from elegant restrained ceiling cornices and 3 have open fireplaces. A large family bathroom with part timber panelled walls, a large cast iron bath and separate shower completes the accommodation on this floor. A guest bedroom suite is positioned on the lower ground floor and has an en-suite bathroom.

At garden level the ground floor accommodation links to the garden from an open veranda within an enclosed and protected courtyard to the rear of the house, easily accessed from the gardens and car parking area. A quite wonderful kitchen comprises the entire depth of the house and enjoys great natural light from 3 windows on the southwestern

elevation and 1 each on the southeast and northwest elevations. In a classic country style the kitchen has terracotta tiled flooring, a range of country kitchen fitted units, an authentic AGA cooking stove and exposed ceiling beams. A pantry and utility room with a separate WC complete the accommodation within the house. The house has a geo-thermal heating system.

Newtown House is located within peaceful rural surrounds just a short distance from the thriving heritage town of Durrow and just 9 miles, or 15 km, from Abbeyleix. The wider land offering includes extensive frontage onto the River Goul, a noted trout fishing river linking with River Erkina feeds into the River Nore at nearby Durrow. The area is renowned for its wild life and includes the Curragh conservation area. The impressive 4 storey stone mill along with a range of stone outbuildings, including a coach house, cottage and grain store, are included within the full acreage of some 9.4 acres or 3.8 hectares and include the mill race and a large mill pond. Extremely picturesque the millpond is framed by large specimen trees and often used for boating and swimming. The remaining lands are in grass and offer good grazing.

NEWTOWN HOUSE DURROW COUNTY LAOIS

BER Exempt {Building Energy Rating Certification}

Offered for sale on circa 1.6 acre or 0.66 hectare or with up to 9.4 acres or 3.8 hectares respectively

All showings by appointment only

House | 3,358 square feet or 312 square metres with 3 reception rooms, 5 bedrooms and 4 bathrooms.
Additional accommodation in coach house and cottage

Towns | Durrow 3 miles or 5 km, Abbeyleix 8.7 miles or 14 km, Portlaoise (train) 17.3 miles or 28 km, Naas 55 miles or 88 km, Kilkenny 18.6 miles or 30 km, Dublin City 70 miles or 114 km

Airports | Dublin International 77 miles or 127 km, Cork International 95 miles or 153 km, Shannon International 80 miles or 130 km

Ports | Dun Laoghaire 79 miles or 128 km, Dublin Port 82 miles or 133 km, Rosslare Port 77 miles or 125 km

Trunk Roads | M8 Dublin to Cork motorway intersection 2.7 miles or 4.4 km

(Measurements and distances approximate)

David Ashmore

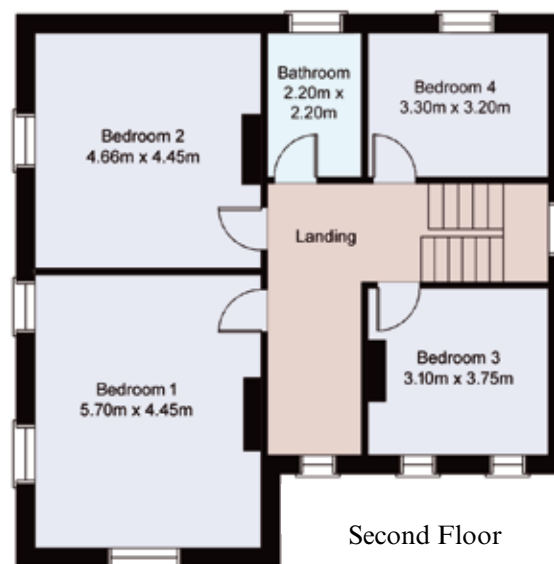
Managing Director

Ireland | Sotheby's International Realty

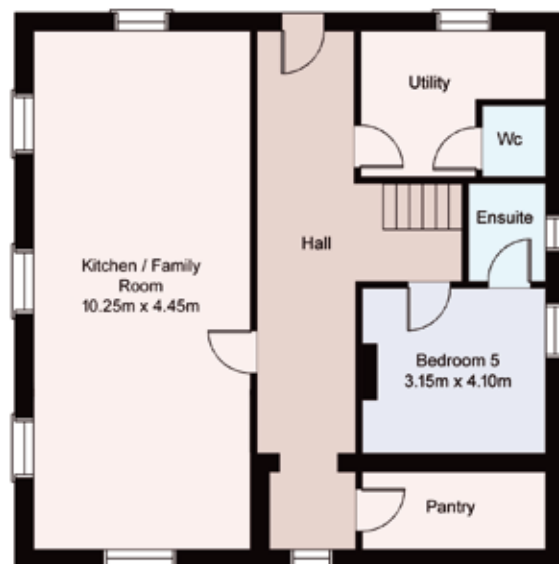
T: +353 (0) 1 905 9790. M: +353 (0) 87 251 2909

Email: david.ashmore@sothebysrealty.ie

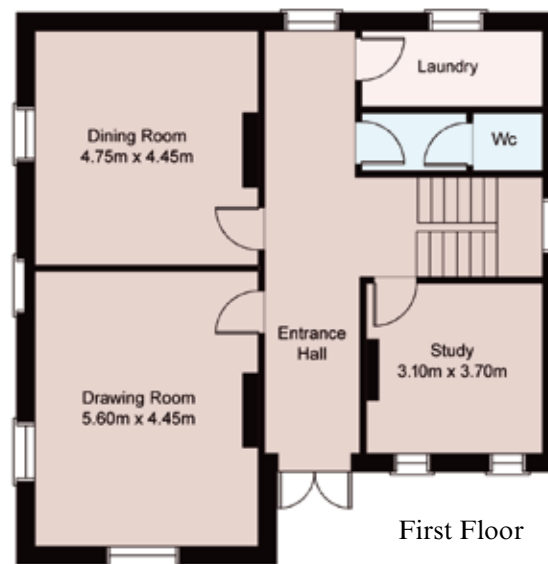
Web: www.sothebysrealty.com, www.sothebysrealty.ie



Second Floor



Ground Floor



First Floor