

ALENCON, KILBLINE

Bennettsbridge, Co. Kilkenny



Superb French Colonial style house



Exceptional quality four bedroom detached house built in 2007 in the French Colonial style and standing on over a half acre of well landscaped gardens enjoying panoramic views of the surrounding countryside.



LOCATION

Alencon is a superb French Colonial style four bedroom detached house located in the picturesque townland of Kilbline, almost equi-distant between the picturesque craft villages of Bennettsbridge and Thomastown. Bennettsbridge village is renowned for the crafts, home to the infamous Nicholas Moss Pottery and previously Cheasneau Leather, it is a mere 5 minutes' drive from medieval Kilkenny City. Named after the sixth century church founded by St. Canice, the castle, churches and streets of Kilkenny are a tribute to the architecture of that time.

Thomastown is located approximately 6 km. to the south and is home to the world renowned Mount Juliet Golf Estate with its Championship Golf Course; also to shops, restaurants, schools and train station, making access to the cities of Dublin & Waterford effortless.

Located c.10 km. to the south an old world village with tree lined square, Inistioge lies in the picturesque part of the Nore Valley, nestled between the winding river and the wooded hills. Only c.20 km. from Kilkenny City, an Augustinian priory was founded here in 1210, the ruins of which still remain today. On the outskirts of the village are the beautifully restored Woodstock Gardens and Arboretum, a real gem for nature lovers and an ideal spot for country walks. Set against a scenic backdrop, the entire countryside resembles a picture postcard.

Alencon is well positioned for sporting amenities being in the heart of the Kilkenny hunt country and with **some good rough shoots nearby**. There is **good golfing** at nearby Mount Juliet with many other good courses within easy reach including Kilkenny Golf Club, Mountinview and Callan, Gowran Park Golf Course, Faithlegg, Waterford Castle and Mount Wolseley. There is horse racing at nearby Gowran Park. The property is also within easy reach of the coast with its excellent harbours & beaches.

Three airports are readily accessible with Dublin City and its international airport taking only about 1.5 hours driving time, Cork City and its international airport under 2.5 hours driving time and the closer Waterford City airport taking about 60 minutes' drive.





PROPERTY

This is a superb quality four bedroom detached house built in 2007 in the French Colonial style and standing on over a half acre of well landscaped gardens and enjoying panoramic views of the surrounding countryside.

The design by architect Patrick J. Kelly is quite exceptional incorporating numerous features throughout. It has a single storey appearance at the front elevation but is in fact two storied with a split-level construction. Features include excellent energy efficiency, thicker than normal double glazing with French shutters, solid timber doors, large sun verandas, feature atrium centrepiece, bay windows, light oak flooring, very bright interior. The property extends to 260 sq.m / 2,799 sq.ft.

ACCOMMODATION

Kitchen/Family Room:

Corniced ceilings throughout, bespoke kitchen with integrated appliances; Neff double fan oven, Miele dishwasher, large Neff 5 ring electric hob with Miele extractor fan, Maytag fridge Freezer, large island unit with granite work surface and integrated Franke double sink. The kitchen area has Parisienne limestone floor tiles with breakfast area in Junkers oak flooring. Double French doors opening to granite patio and gardens.

Family Room:

Limestone fireplace, Junkers oak flooring also with double French doors opening to the garden.



ACCOMMODATION

Hallway & Lobby:

- Wide entrance hall with toilet/cloakroom on right. Corniced ceilings & Parisienne limestone floor tiles throughout.
- Double doors leading to inner hallway with an Italian bespoke full tread oak spiral and stainless steel staircase with a large atrium overhead which floods the area with natural light. Double cornicing in this area.
- Inner hallway with Junkers flooring leading to kitchen/family room, sitting room, master bedroom/study and bedroom 2.
- Staircase leading to ground floor area which consists of a lobby, bedrooms 3 and 4, bathroom and utility room.

Sitting room:

With cornice ceiling and centre rose with unique Crystal Chandelier, limestone fireplace, Junkers oak flooring. This room has two sets of French double doors one leading to the garden, the second leading to a decked balcony with handrail.

Master Bedroom/Dressing Room:

With corniced ceilings and Junkers oak flooring throughout. Two sets of French double doors both of which open out onto a railed balcony with timber decking and spectacular views. Dressing room has fitted wardrobe and large window.

The ensuite is fitted with "Fired Earth" free standing bath, toilet and sink with tiled power shower unit. Corniced ceilings and tiled floor.

Bedroom 2:

With corniced ceilings and Junkers oak flooring throughout. One set of French double doors which open out onto a railed balcony with timber decking. Fitted wardrobes.

The ensuite has corniced ceiling and tiled floor with tiled power shower unit.

Bedroom 3:

Set of French double doors which open out onto the decking area and garden. Junkers oak flooring.

Bedroom 4:

Set of French double doors which open out onto the decking area and garden. Junkers oak flooring.

Ground floor hallway:

Junkers oak flooring.

Ground Floor Bathroom:

Has a set of French double doors which open out onto the decking area and garden. Fitted bath with tiled power shower unit and tiled floor.

Utility room:

This has sink and press units and also holds Geothermal Heating unit and Gunfors Power unit.

Other features:

- The heating system is under floor throughout the house with 3 integrated roof mounted solar panels.
- The house has internal Frazer Nolan wooden shutters on all windows and French doors.
- Alarm system fitted, also house is wired for auxiliary electrical system (Generator).
- Double glazing hardwood windows and doors throughout.
- Refuse collection weekly.

External:

- Site area 0.578 acre.
- Landscaped gardens.
- Bored well water supply.
- Large storage garden shed.
- Separate well for Geothermal Heating System.
- Good flower gardens, with shrubbery and area for vegetable garden.



This floor plan illustrates a 4-bedroom residence with a central hall and multiple verandas. The layout includes:

- Veranda:** Located at the top and right sides of the property.
- Study/Bedroom:** (4.35m x 2.67m) - Located at the top center.
- Master Bedroom:** (4.45m x 4.48m) - Located at the top right.
- Sitting Room:** (5.98m x 4.26m) - Located at the top left.
- Living Room:** (5.00m x 4.48m) - Located in the middle left.
- Kitchen:** (5.63m x 4.37m) - Located at the bottom left.
- Hall:** (4.49m x 4.49m) - Central hall with a circular staircase.
- Entrance Hall:** (4.19m x 1.98m) - Located at the bottom center.
- WC/Utility:** (2.87m x 1.50m) - Located at the bottom right.
- Bedroom 2:** (6.40m x 4.02m) - Located at the bottom right, including wardrobe area and ensuite.
- Ensuite:** (4.35m x 2.51m) - Located at the middle right.
- Ensuite:** (2.36m x 2.08m) - Located at the bottom right.

Veranda

Bedroom 3
(4.47m x 4.16m)

Utility
(2.46m x 2.24m)

Bathroom
(3.73m x 2.00m)

Veranda

Hall
(3.96m x 3.94m)

Bedroom 4
(4.67m x 4.67m)

Floor Area
c 260 Sq Mtrs / 2,799 Sq ft
(excluding verandas)



Not to scale
For identification
purposes only













