



**Upperwood Stable Yard,
Freshford, Co. Kilkenny**



Upperwood Stable Yard, Freshford, Co. Kilkenny

For Sale by Private Treaty

A Unique Tudor Style Stable Yard incorporating Residence, Mews & Office in a tranquil and picturesque setting.

MAIN HOUSE

Sitting Room • Kitchen • Study • Utility • 4 Bedrooms • 4 Bathrooms • Playroom

MEWS

Sitting Room • Kitchen • 2 Bedrooms • Bathroom

COURTYARD

Office • Studio • Storage • Coach house/barn • Stables • Garages

Gardens • Mature trees • Kitchen Garden • Pond • Patio • Pergola

DISTANCE

Freshford 0.6km • Kilkenny City 14km • Dublin City 120km • Dublin Airport 132km • Cork 147km

Description

Upperwood Stableyard is a truly impressive property nestled in the original Upperwood Demesne. This tastefully renovated courtyard was originally the stables for Uppercourt Manor, built in 1790 by Sir William Morris.

Upperwood Stableyard is located just outside the village of Freshford and access is via a shared avenue through the farmland below Uppercourt Manor. You enter the spectacular courtyard through impressive tall limestone pillars. This formal courtyard has been sympathetically restored and the Tudor style, which was typical of the time, has been retained. The pump stands in the centre of the courtyard with the clock behind and the doors are framed with elegantly cut limestone. The Coach House doors are on opposite sides of the courtyard and a stone staircase leads you to a loft door.

This unique property comprises two separate residences, the mews (2 bedrooms) and the main house (4 bedrooms), large office, workshop, storeroom, barn\coach house, lofts and covered parking for 4 cars.

The courtyard is enveloped by beautiful stone walls while the side and back of the stable yard have the most charming garden, south facing, sheltered and secluded.



Here the lawns and trees sweep around incorporating a pond, pergola, kitchen garden and dining area. The mature woodland on the hill beyond creates a perfect backdrop to this tranquil garden.

The present owners bought the property approximately 20 years ago and have restored it maintaining its character and historical charm.

The main house is entered from the courtyard with study and cloakroom to the left of the hall door, to the right is a spacious living room with original features and a modern feel. There is a large traditional kitchen with dining area, original tiles, wood burning stove and French doors leading to the garden. Off the kitchen is a boot room/utility area with a door to the garden.

Upstairs there are four bedrooms, four bathrooms and a playroom. The master bedroom with original beams is ideally set to take in the view over the garden and surrounding countryside, it has two ensuite bathrooms, one with a shower and the other with a bath. The guest room also looks over the garden with an ensuite and the two further bedrooms and playroom share a family bathroom.



The generous office in one of the coach houses is light filled and ideal for hosting meetings and running a business from home. Above the office is a multipurpose loft/studio accessed via a charming stone staircase.

The Mews is accessed to the side of the courtyard and enjoys complete privacy from the main house. It is beautifully decorated and is laid out with sitting room, kitchen, two bedrooms and a bathroom.

The garden area to the back is private. In the main courtyard there is another superb coach house, workshop, stables with original features and cobbled floors and ample lofts above offering potential for refurbishment and ideal for a variety of uses.

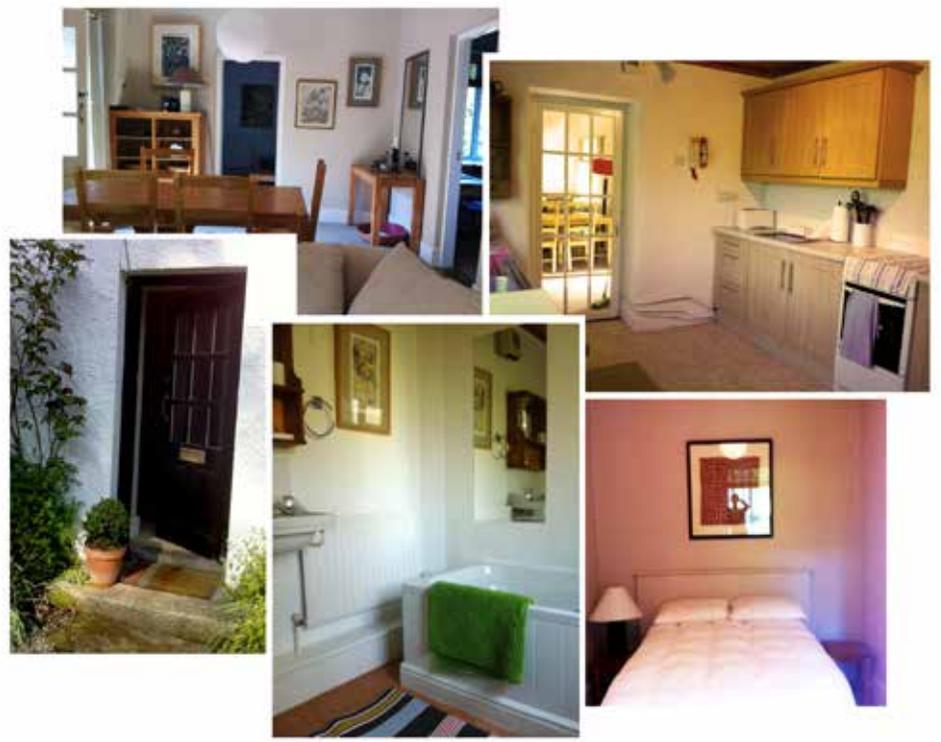
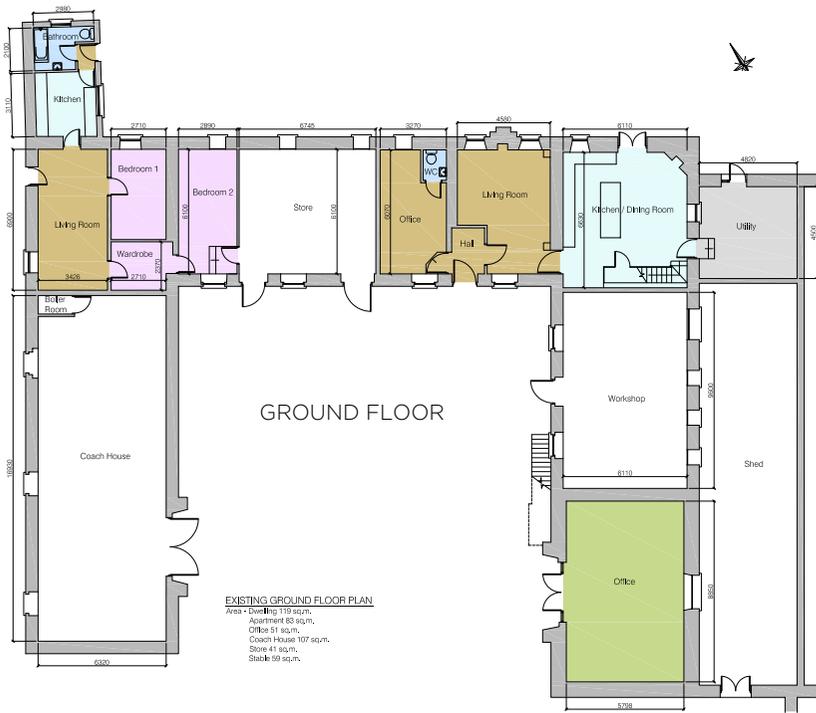
Location

Upperwood Stableyard is located on the outskirts of Freshford Village. This aesthetically pleasing village has a charming village green surrounded by 52 Chestnut trees. Kilkenny medieval city is 14km away, built on the River Nore and home to the majestic Kilkenny Castle. Kilkenny is renowned for its rich craft and design culture, internationally acclaimed Arts Festival, Food Festival, Music and Comedy Festival.

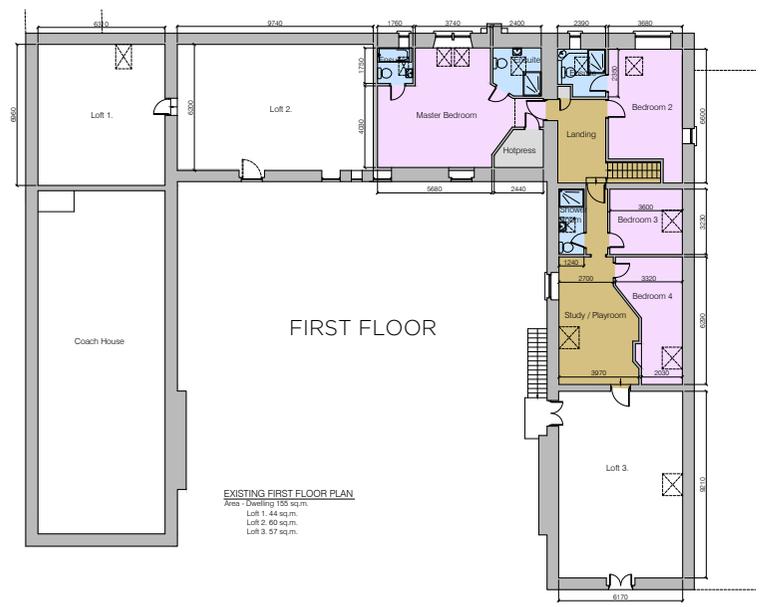
The city offers good schools, shopping, farmers' market, theatre, public gardens, tennis club, golf courses and a great selection of restaurants including 2 with Michelin stars, one in the city, and one at Mount Juliet south of the city. Freshford is well positioned and within easy access to Dublin city M9 and Cork city M8 both only 1½ hrs. away.



Accommodation



- Reception / Living / Circulation Areas
- Kitchen
- Shower Room / En Suites / WC
- Bedrooms
- Utility / Hotpress
- Office





01 662 3255

8-34 Percy Place, Dublin 4

Aideen Gilsean
agilsean@ganlywalters.ie

Carter Jonas

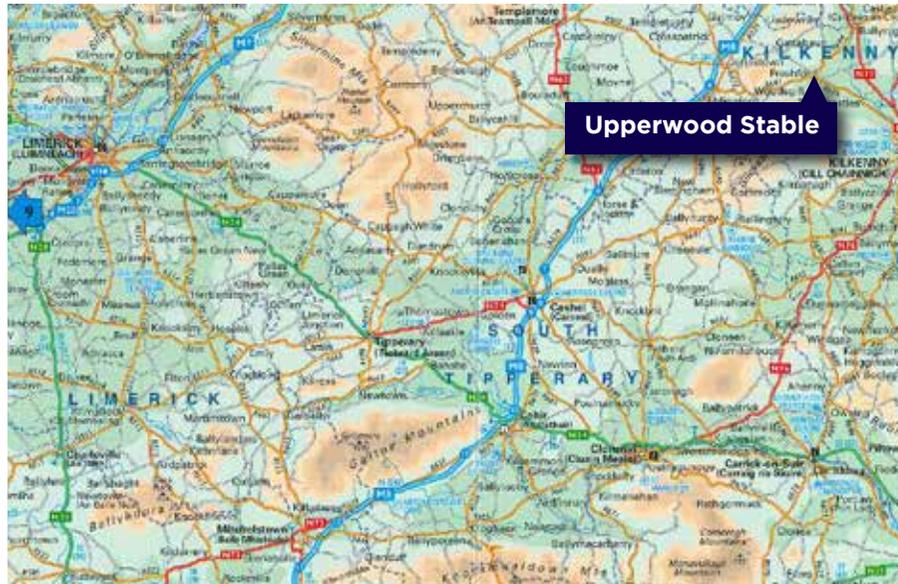


PSRA No: 001896

Important Notice

Ganly Walters for themselves and for the Vendors of this property whose agents they are given notice that: Receipt of these particulars implies an obligation to conduct all negotiations through this company only. The contents shall not be construed to form that basis of any contract. Whilst every care is taken in their preparation, the company will not hold themselves responsible for any inaccuracies contained therein. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, let or withdrawn.

ganlywalters.ie



Directions

Travel to Freshford, from the square take Bohercussia Street and travel for 650 meters and the property is on the left.

Viewing

Strictly by appointment through Ganly Walters.

Services

Oil fired central heating, wood burning stove, immersion heater. Mains water supply. Private sewerage system.

BER Rating

MAIN HOUSE **BER D2**
BER Number 108712860
EPI: 270.46 kwh/m²/yr

MEWS **BER F**
BER Number 108712910.
EPI: 435.31 k.wh/m²/yr