



MALLARDSTOWN

Callan, Co. Kilkenny

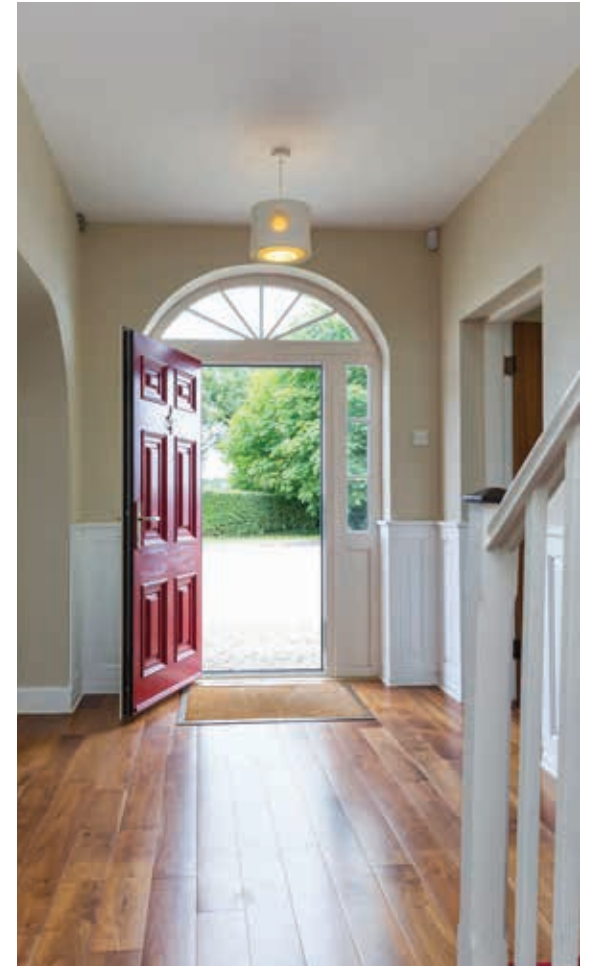
BER C2



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CHRISTIE'S
INTERNATIONAL REAL ESTATE



MALLARDSTOWN, CALLAN, CO. KILKENNY



A DELIGHTFUL COUNTRY HOUSE ON SOME 17 HECTARES (42 ACRES) SURROUNDED BY MATURE TREES AND HEDGING. STUNNING VIEWS OVER THE KINGS RIVER AND WEIR WHICH FLOWS THROUGH BY THE ENTRANCE AND AVENUE. A LARGE GARAGE AND SIX STABLES, PLUS AN AREA THAT COULD EASILY BE CONVERTED TO A SAND ARENA MAKES THIS AN IDEAL FAMILY HOME. A SELF-CONTAINED UNIT TO THE SIDE OF THE HOUSE IS PERFECT FOR STAFF ACCOMMODATION.

336 sq m / 3,616 sq ft (approx.)

For Sale by Private Treaty

BER: C2 | No: 110030319 | EPI: 177.13



SPECIAL FEATURES

- Magnificent country style residence
- Refurbished over the last few years
- New kitchen, bathrooms and windows added
 - Double glazed timber sash windows
 - Mature gardens and trees
 - Six stables
 - Large garage
- A private setting of some 17 hectares (42 acres)
 - Adjacent to Callan Golf Club
- A scenic property with the Kings River and weir near the entrance
 - Views over Sliabh na mBan mountains
- A self-contained unit to the side of the main house is ideal for staff accommodation or a granny flat
 - A hard core which could be converted to a sand arena
- A separate avenue links off the main avenue to the rear yard
 - 20 km to Kilkenny city
 - 2 km from the town of Callan
- 15km to the M9 motorway linking Dublin and Waterford



DESCRIPTION

Mallardstown is approached by a stone wall and electronic gates, the tarmac avenue leading to the house is bounded by stud railing and mature trees. The Kings River and weir give a serene setting flowing under the bridge of the avenue. Towards the top of the avenue, the avenue forks, with one leading to the yard and the other leading to the house. The main residence was built in 1979 and the current owners have improved the property over the last few years. Bright and light filled accommodation over three levels.

The ground floor has a wing with its own separate access which can be used as a self-contained unit or as part of the main family home.

The entrance hallway leads through an arch to a reception room, a guest wc is located at the end of the hallway. Wooden floors run through the entrance hallway and reception room.

The drawing room which runs from the front to the back of the house with dual aspect views and a bay window with window seats to enjoy the surrounding countryside. A wood burning stove is within an ornate fireplace which is the centre piece of the room. A study is located through an arch at the end of the drawing room with wonderful views. This room is fully carpeted.



The dining room also benefits from a bay window with window seats to enjoy the wonderful views.

The family room is off the dining room and also benefits from a stove and fireplace. Wonderful dual aspect views within this bright and pleasant room. An arch leads through to the kitchen. The kitchen and family room have tiled floors throughout.

A new fitted kitchen/breakfast room has been added with a range master cooker and hob. An island in the middle of the kitchen seats three people. Double doors lead to an enclosed patio area with a lawn, which is ideal for children. Two windows with dual aspect give plenty of light within this spacious kitchen.

Laundry room and guest wc are located off the living room and can be accessed separately from the yard.

The unit to the side of the house can be used as a separate granny flat or part of the main house. It enjoys its own entrance from the yard and comprises of a living room, bedroom, kitchenette, shower room and play room. The play room is very useful for the main house as it is directly across from the kitchen and leads from the patio area.

The first floor and top floor comprise of four double bedrooms. The first floor has three bedrooms with the master bedroom ensuite and a family bathroom. The top floor comprises of a double bedroom and a room that is currently is use as a walk in wardrobe.

STABLES AND YARD

There are six block stables and a garage behind for storage. A hardcore area is found behind the garage which could be converted into an area for a sand arena amongst other uses.

LAWN AND AVENUE

The avenue is bounded by a lawn and a lawned area surrounds the house. The avenue is tarmacked and forks at the top for a separate entrance to the yard.

LAND

The land is mainly in corn with a grass paddock behind the house. The land is well sheltered with mature trees surrounding the boundary.

LOCATION

The property is located just across the road from the 18 hole Callan Golf Course. Callan town is 2km away with a range of supermarkets, shops, restaurants and schools. Kilkenny city is only 20km away with a wide range of cultural events, cinema, supermarkets, McDonagh Junction shopping centre, restaurants, Kilkenny castle, the farmers market and a wide range of schools. Country pursuits can also be enjoyed locally.





FLOOR PLANS

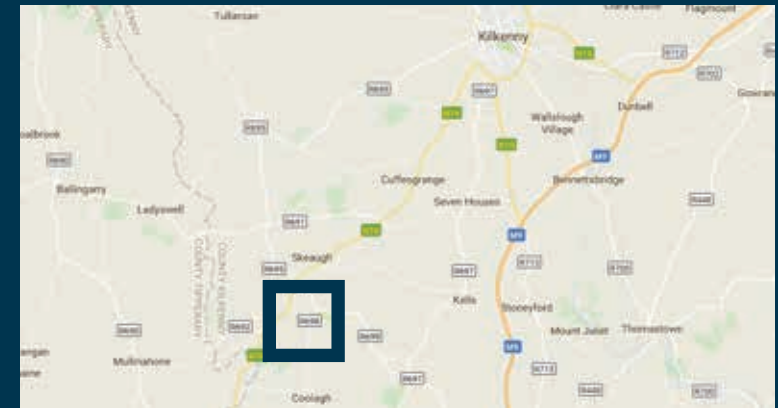


SERVICES

- Septic tank
- Well water

DIRECTIONS

From Callan, follow the signs for Callan Golf Club which is approximate 1 mile, go over a stone bridge and take a left signposted Waterford and Knocktopher. Keeping the golf course on the right, Mallardstown is on your left, a stone entrance with electronic gates.





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