



JENKINSTOWN HOUSE

JENKINSTOWN PARK, CO KILKENNY, R95 PW94

BER EXEMPT

savills

Jeninstown House

JENKINSTOWN PARK, CO KILKENNY,
R95 PW94

Distances

Kilkenny 9 km ♦ Carlow 34 km ♦ Portlaoise 41 km
♦ Waterford 66 km ♦ Dublin City 137 km ♦ Dublin Airport 143km
(all distances approximate)

A WONDERFULLY RESTORED 19TH CENTURY GOTHIC REVIVAL RESIDENCE

For sale as a whole Private Treaty

Jeninstown House

Kitchen ♦ 4 reception rooms ♦ master bedroom with en suite
bathroom and dressing room ♦ 2 further bedrooms ♦ shower
room ♦ cloakroom ♦ various stores

Theatre

Porch ♦ auditorium (106 seat-capacity) ♦ stage/studio
electrics rooms ♦ control room ♦ garden room ♦ 4 WCs
♦ internal access to the house

Gardens & Grounds

Formal gardens with beds and borders ♦ terrace areas
♦ ornamental pond ♦ mixed deciduous trees
♦ grazing land/lawns

Outbuildings

Garden shed

About 2.7 hectares in total (6.67 acres)
For sale as a whole

Savills Country

20 Dawson Street, Dublin 2
country@savills.ie
+ 353 (0) 1 663 4350
PRSA 002223

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HISTORY

The original Jeninstown House was built in the 1800's by Major George Bryan to the design of William Robertson of Kilkenny. At that time, it was a substantially greater house in size and according to a description in 1829, the entrance hall was a "noble apartment finished in the most florid style of Gothic architecture". An original purpose-built chapel wing - formerly a Catholic Church - was known as "a theatre of elegant construction and sufficient magnitude".

Major George Bryan served with the Kilkenny Militia and as High Sheriff of Kilkenny in 1846. Both he and his daughter are buried at Jeninstown Church.

The history of Jeninstown is closely associated with County Kilkenny's strong connection to the arts, music and drama with no greater relation than having the Bard of Ireland, composer Thomas Moore, write "The Last Rose of Summer" while staying at the house.

The lyrics of the famous song are encapsulated within the essence of Jeninstown House:

*"Tis the last rose of Summer,
Left blooming alone;
All her lovely companions
Are faded and gone"*

In the 1930's the estate declined in size. Following the ownership of the Bryan-Bellew family, Jeninstown House, the church and Jeninstown Wood were divided up.

Jeninstown House was first offered to the parish of Conahy. The offer was not taken up for the whole mansion. Only the Oratory and adjoining room were retained, with the Oratory open for public worship. During the Second World War the mansion was occupied by the Irish Armed forces. Afterwards the house was demolished and left as a ruin for a number of years. In recent times the Department of Forestry developed the parkland as an amenity area for visitors. It provides facilities for forest walks, picnics and the study of various trees. There is also an area set aside as a Garden of Remembrance in commemoration of Thomas Moore.

SITUATION

Jeninstown House is situated on the perimeter of Jeninstown Wood, a large woodland once forming part of the Bryan-Bellew estate.

While having the luxury of nature on your doorstep, the property is easily accessible to Dublin via the M9 from Kilkenny City (9 km distant), linking the city to Dublin and its international airport.

The medieval city is renowned throughout Ireland for its rich culture of the arts, music and lifestyle with a wide variety of national attractions, festivals, food and crafts available.

Kilkenny City provides a wide range of shops, culture and professional services.

The surrounding countryside is known for its picturesque river-side villages, mountains and many picturesque walks. For those who enjoy hunting, the famous Kilkenny Hunt operate in the area.

Golfing enthusiasts are well catered for including the nearby Castlecomer Golf Club, Mount Juliet Estate & Golf Club and Kilkenny Golf Club.

There is a variety of excellent schools in the local area - both national and secondary - including Kilkenny National School, Kilkenny College and Loreto Secondary School. In the neighbouring counties, Rockwell College is a renowned school in Cashel, Tipperary and Newtown School, Waterford, both offer day and boarding facilities.

HOUSE

Jeninstown House is a truly magnificent residence, having been the subject of a major programme of renovation and redecoration by the present owner to provide extremely elegant accommodation. Every design detail has been meticulously considered in the restoration to create a fine landmark in the Kilkenny countryside.

Great flair and craftsmanship has gone into creating a stunning property which retains its period style with accommodation fit for the 21st century.



In addition, the 106-seat theatre provides a variety of potential opportunities for a boutique hotel, wedding venue or a private events venue, subject to obtaining the necessary planning consents.

Jeninstown House is accessed off a minor public road and approached through stone piers with electric gates via a winding hardcore drive. The house is positioned on the periphery of Jeninstown Park, which, with its hundreds of acres of forest parkland, provides shelter and a great deal of amenity.

The accommodation within the house is laid out over three unique floors – the Neo Gothic Floor (garden level), the Regency Floor (ground floor) and the Georgian Floor (first floor), each incorporating contrasting styles and exhibiting their character from the respective era.

The exterior of the house includes notable features such as battlements, pointed arch windows, voussoirs and gabled finials.



Luxurious internal features of the house include Irish oak wood panelling, window shutters, cornicing, ceiling roses, David Skinner wallpaper, Kilkenny tombstone fireplaces, architraves and stained glass. There is a Rangemaster cooker in the kitchen.

THEATRE

Attached to the west of the house and with an independent access is a spacious auditorium with the ability to seat 106 guests. It was converted from a former chapel, with the interior specifically finished with acoustics in mind. It can be accessed internally from the house and in recent years the venue has played host to many concerts. There is a stage/recording studio plus electrics rooms, control room and four WCs. The seated area is tiered at the rear. The building includes magnificent period features, including lancet windows, stained glass, cornicing and ceiling rose.

GARDENS

The gardens comprise a beautiful walled terrace to the rear with teak doors opening onto the forest, plus formal gardens to the side including paths, plant beds, box hedging and a pond. The current owner has planted a variety of deciduous trees. There are lawns to the front which could alternatively serve as grazing. There is a garden shed.

GENERAL REMARKS

VIEWING

Strictly by appointment by:

Savills Country
20 Dawson Street
Dublin 2
Tel: +353 (0)1 663 4350
PSRA License 002223



Directions: From Kilkenny take the N77 Castlecomer Road, continue for 6.4 km and take a left-hand turn, signposted for Jeninstown Park and Gardens. Continue for 0.5 km and at the junction turn right. Take an immediate left signposted Jeninstown Park and Gardens, which is at the end of the road. The entrance to Jeninstown House will be on the right.

The Eircode for the property is R95 PW94.

Fixtures and Fittings: All fixture and fittings are excluded from the sale including garden statuary, light fittings, and other removable fittings, although some items may be available by separate negotiation.

Services: Private water via a well, mains electricity, broadband, sand filtration septic tank, geo-thermal under floor heating, gas-fired boiler to heat water.

Please note that the selling agents have not checked the services and any purchaser should satisfy themselves with the availability and adequacy of all services.

Historic Listing: Jeninstown House is listed on the record of protected structures, National Inventory of Architectural Heritage Reg No: 12401411.

Entry and Possession: Entry is by agreement with vacant possession.

Offers: Offers may be submitted to the selling agents, Savills, 20 Dawson Street, Dublin 2.

Email address: country@savills.ie.

Best Offers Date: A date for best offers may be fixed and prospective purchasers are asked to register their interest with the selling agents following inspection. The sellers reserve the right to exchange a Contract for the sale of any part of the subjects of sale ahead of a notified closing date and will not be obliged to accept the highest or any offer.

Financial Guarantee: All offers (regardless of the country of residence of the offering party) must be accompanied by a guarantee or suitable form of reference from a bank, which gives the sellers satisfaction that the purchaser has access to the funds required to complete the purchase at the offered price.



STIPULATIONS

Wayleaves and Rights of Access: The property will be sold with the benefit of all existing wayleave rights, including rights of access and rights of way, whether public or private. The purchaser(s) will be held to have satisfied themselves as to the nature of all such rights and others.

Plans, Areas and Schedules: These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and the seller's solicitor, and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

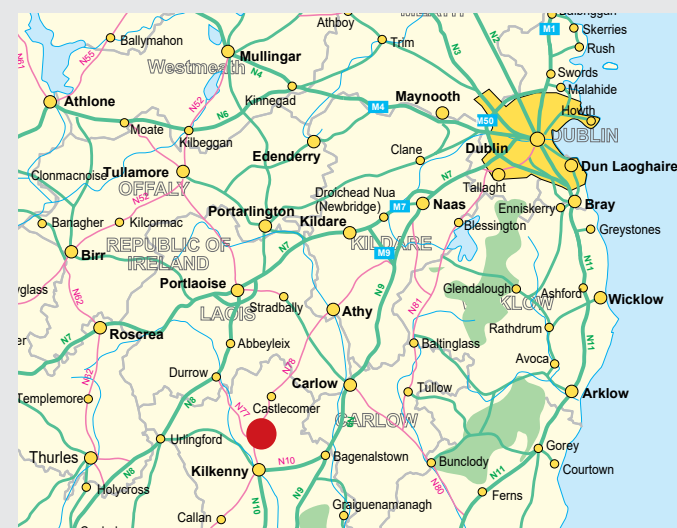
Generally: Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

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FLOOR PLANS

For Identification purposes only. Not to scale.



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