

An aerial photograph of Sandymount House, a large white building with a blue roof, situated in a lush green landscape. The house is surrounded by extensive green fields, a dense forest of trees, and a large fenced-in area. A small blue swimming pool is visible in the lower left corner of the fenced area. The overall scene is bright and sunny, with vibrant green grass and dense foliage.

# SANDYMOUNT HOUSE

OLDTOWN, ABBEYLEIX, CO LAOIS







# SANDYMOUNT HOUSE

OLDTOWN, ABBEYLEIX, CO LAOIS, R32 KX32

Abbeyleix 2 km, Durrow 9 km, Portlaoise 16 km, Kilkenny 35 km, Dublin City Centre 95 km, Dublin Airport 112 km  
(all distances approximate)

## Beautiful country house with equestrian facilities

### ACCOMMODATION

#### Ground Floor

Entrance Hall • Dining Room • Sitting Room • Drawing Room • Office/Bedroom • Kitchen  
Study • Sunroom • Utility Room • Two Shower Rooms • Laundry

#### First Floor

Master Bedroom Suite with Dressing Room and Shower Room  
Five Further Bedrooms (All En Suite)

#### Outbuildings

Six Stables • Barn • Tack Room • Multiple Stores • Boiler Room • Conservatory • Washroom

#### Grounds

Two Courtyards • Mature Gardens • Paddocks

**About 5 acres / 2 hectares**

**For Sale by Private Treaty**

**Savills Country**  
33 Molesworth Street  
Dublin 2 D02 CP04

**+ 353 (0) 1 663 4350**

country@savills.ie  
PSRA 002223





## LOCATION & AMENITIES

Sandymount House is positioned opposite the De Vesce Estate on the edge of Abbeyleigh, which is an attractive, historic town in the heartland of County Laois.

There was a recorded settlement at Abbeyleigh as early as 1183. It flourished near the River Nore and around a Cistercian monastery, which gives the town its name. The present town of Abbeyleigh is one of the oldest planned estate towns in Ireland and was largely built in the 18th century by Viscount de Vesce. Today, there is a large range of historical structures still standing in and around the small heritage town which includes ancient ring forts, burial grounds, churches and former estate houses.

Durrow (9 km) is a picturesque neighbouring town that has grown in the shadow of Castle Durrow, once the home of the Fowler Family and now an internationally renowned hotel. The town takes its name from its sylvan surrounds, indeed the Irish name "Darmhagh Un nDuach" translates to mean Oak Plane. With five rivers on its doorstep, Durrow is a great angling centre famed for its wild brown trout and coarse fishing rivers, which include the Rivers Nore, Erkina, Goul and Gully.

Portlaoise (16 km) and Kilkenny City (35 km) both provide a wide range of shops, culture and professional services. Kilkenny is a medieval city, 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. Kildare Village (47 km) in County Kildare, is a renowned luxury brand shopping destination and is nestled within beautiful landscaped grounds. It is one of the 11 worldwide Luxury Brand shopping destinations with 60 Luxury Brands.

Sandymount House is ideally located for the new "working from home" conveniently situated for Dublin/Dublin Airport. It is surrounded by excellent transportation systems and is well positioned for the M7 and M8, which connect Dublin to Cork City and Limerick City. There are railway stations in both Portlaoise and Kilkenny, with trains to Dublin City running every 15-20 minutes at peak times, then every hour for the rest of the day. There are also daily bus services to Dublin City from both towns and Abbeyleigh.

The nearby area offers a wide variety of quality sporting and recreational activities including GAA, rugby, swimming, tennis, equestrian sports, hockey and the Abbeyleigh bog walk which comprises almost 500 acres of paths through diverse habitats. The Slieve Bloom Mountains are also close by and is very popular for hiking and horse-riding. Golfing enthusiasts are well catered for locally with courses at Abbeyleigh, Mountrath, The Heritage in Killenard and the championship course Mount Juliet Estate & Golf Club.

Nearby, County Kildare is synonymous with the bloodstock industry, famous for its world-renowned stud farms and busy racing calendar. It is home to the National Stud Farm and Japanese Gardens. The Curragh Racecourse (54 km) is considered to be one of the finest racetracks in the world. Punchestown (home of Irish national hunt racing) and Naas Racecourses are 70 km and 72 km distant, respectively. Stradbally Hall is situated just 21 km from the property and comprises excellent equestrian facilities and holds a large number of shows throughout the year.



Primary schooling can be found locally at Abbeyleix and Durrow, with secondary education available in Portlaoise, Kilkenny and Newbridge. Private schooling with boarding facilities is available at Kilkenny College, Cistercian College, Roscrea, Rockwell College, Cashel and Newbridge College is available for day pupils/ day boarding.

## DESCRIPTION

Sandymount House is a charming period house with a harmonious blend of characterful period features and contemporary finishes which was originally part of the De Vesci estate. Built by the De Vesci family in 1836, the property was aptly named Sandymount House after the fashionable suburb in Dublin where the family established an important portfolio of property.

The house occupies a peaceful, countryside position yet is conveniently situated for the national motorway network in the heart of Ireland. It is entered off a tranquil country road through either of two bell-mounted stone wall entrances with piers, with a sweeping tarmacadam driveway passing the front of the house and leading to outbuildings at the rear.

With a south-facing situation, the accommodation is laid out over two storeys and has undergone an extensive programme of renovation and redecoration by the current owner to create a magnificent home which is fit for contemporary living. Works carried out by the seller include the replacement of electrics, plumbing and the installation of a new biomass wood pellet boiler. The seller also replaced all windows and doors, as well as a section of the roof. The house now enjoys a B3 energy rating. The light-filled accommodation is of elegant and generous proportions and has been thoughtfully laid out for both entertaining and family living. Externally, features include dormer windows, a portico and French windows.

A reception hall is the focal point of the house and provides access to the principal reception rooms which benefit from south-facing aspects. A sunroom was added to the western façade by the present owner and is well-positioned for the sunlight throughout the day. At the eastern end of the ground floor accommodation and with a separate external access, is a room with an en suite shower room which offers the potential to be used as a home office or a bedroom. A staircase with timber balustrade and decorative spindles leads to the first floor where there are five-bedroom suites, a further bedroom/nursery and a family bathroom. Internal features include decorative fireplaces, cornices, ceiling roses, shutters, sash and case windows, hardwood floors and double glazing. The kitchen includes an oil-fired Aga and an electric Rangemaster with gas hob.

## GROUNDS

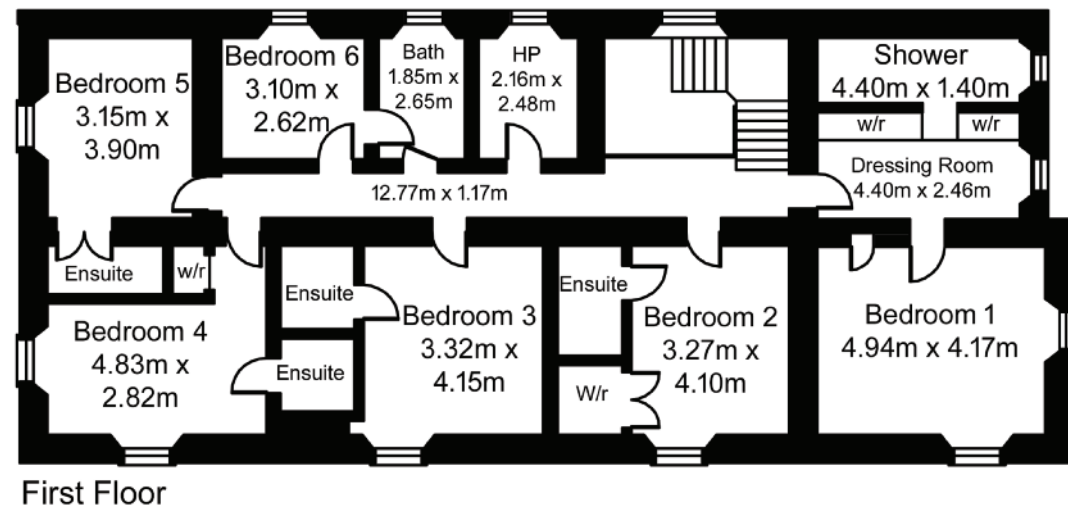
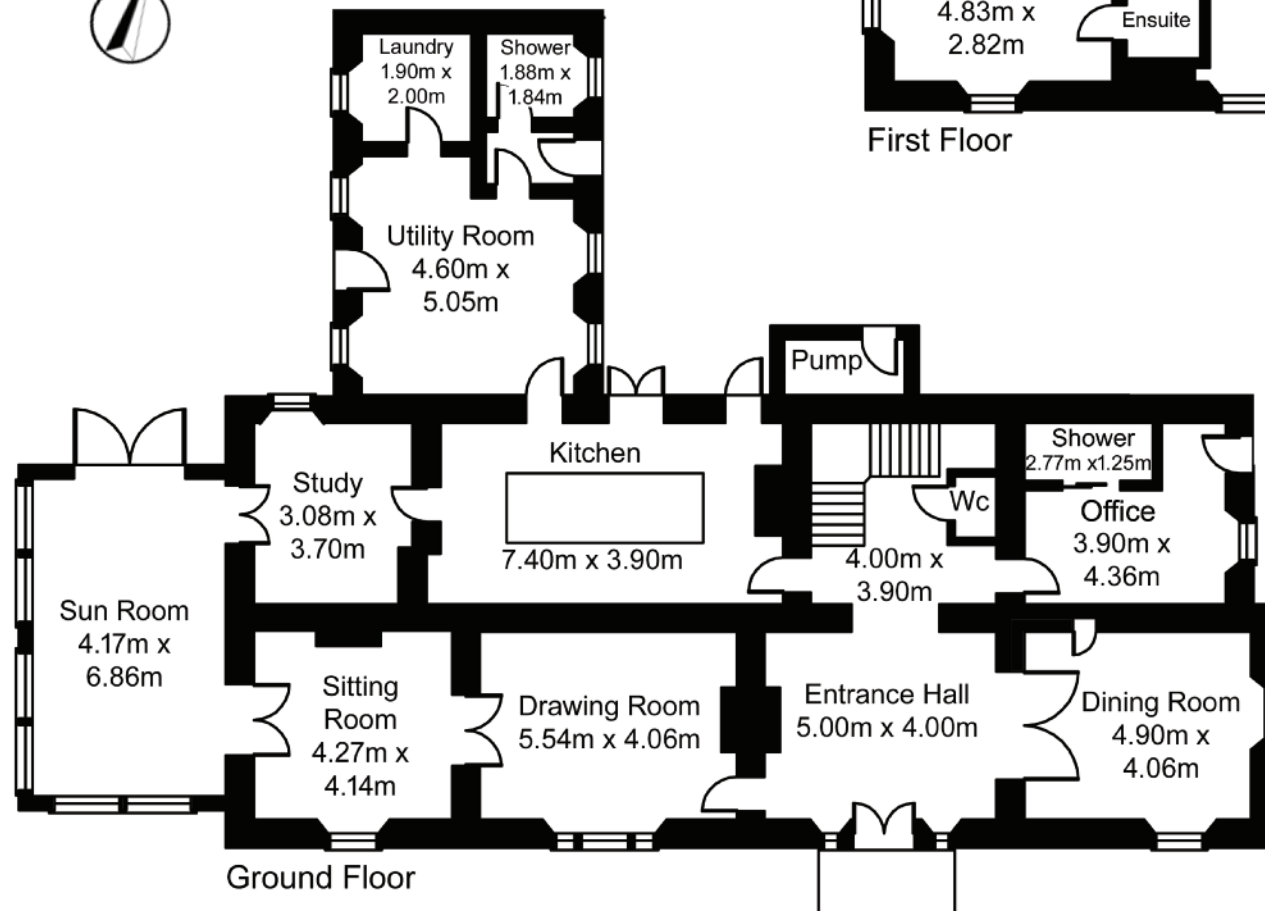
The house is set in magnificent formal garden grounds which include mature specimen trees, beds and borders well-stocked with flowering plants and shrubs and lawns. The garden includes a pergola and small timber bridge passing over a feature stream. The grounds extend in total to about 5 acres (2 hectares) and include a number of paddocks which are enclosed by timber post and rail fences and provide excellent grazing.



# SANDYMOUNT HOUSE

425 SQ M - 4,574 SQ FT

FOR IDENTIFICATION ONLY. NOT TO SCALE.







# OUTBUILDINGS

310 SQ M - 3,336 SQ FT

FOR IDENTIFICATION ONLY. NOT TO SCALE.

## OUTBUILDINGS

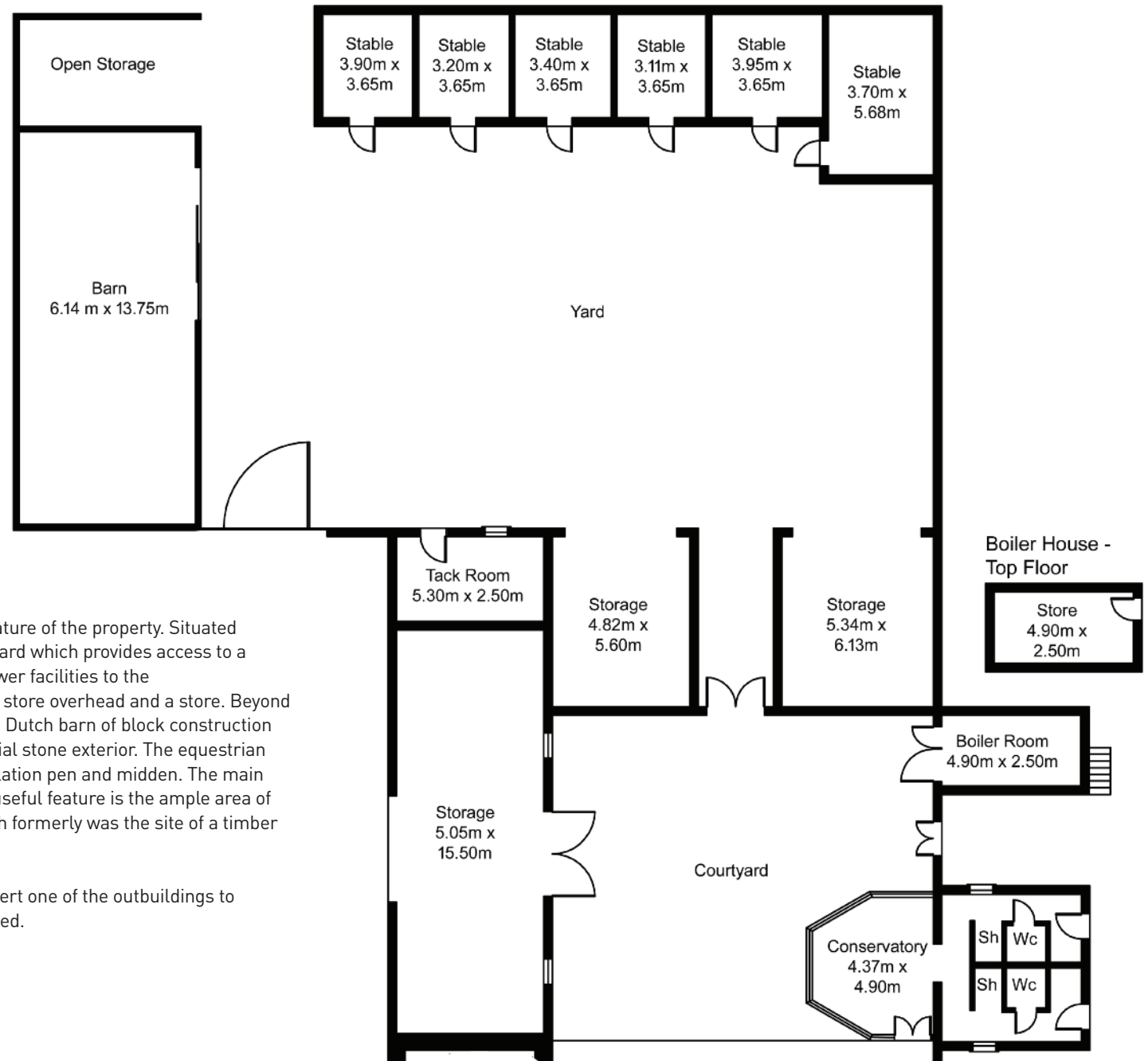
The extent and quality of the outbuildings are a notable feature of the property. Situated immediately to the rear of the house is an enclosed courtyard which provides access to a number of outbuildings including a conservatory with shower facilities to the rear, a boiler room of traditional construction with a pellet store overhead and a store. Beyond the courtyard is a further yard with an impressive, modern Dutch barn of block construction beneath a corrugated roof with a concrete floor and a partial stone exterior. The equestrian facilities include 6 loose boxes, a hay store, tack room, isolation pen and midden. The main driveway forks, with a spur leading to the outbuildings. A useful feature is the ample area of hardstanding, including a concrete plinth to the rear, which formerly was the site of a timber chalet.

The seller previously secured planning permission to convert one of the outbuildings to residential accommodation. This permission has now lapsed.

## BER

B3

BER number – 111699344



## GENERAL REMARKS

**Viewings** Strictly by appointment by Savills Country Agency.

**Eircode** R32 KX32.

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

**Services** Mains electricity and water supplies, private drainage via septic tank, wood pellet-fuelled boiler with automatic hopper feed, additional solar panels and broadband.

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

**Entry & Possession** Entry is by agreement with vacant possession.

### Solicitor

Gallagher Shatter Solicitors (Contact: Mary O'Herlihy)

4 Ely Place Upper

Dublin 2

D02 T188

Email: moh@gallaghershatter.ie

Tel: 00 353 (0) 1 661 0317

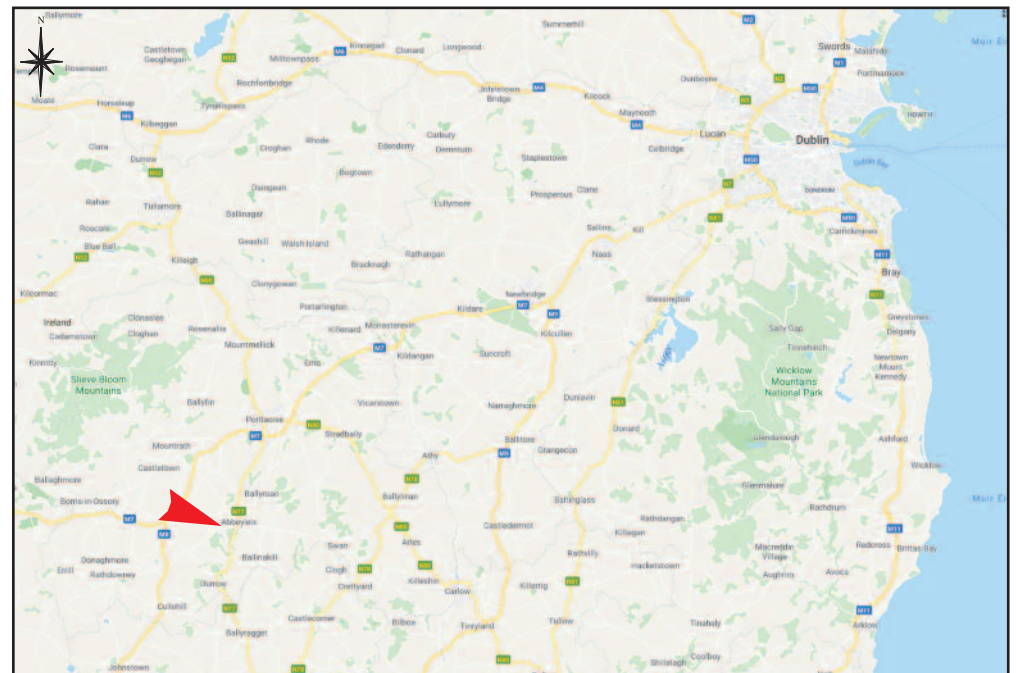
**Offers** Offers may be submitted to the selling agents: Savills, 33 Molesworth Street, Dublin 2. Email address: country@savills.ie.

**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.

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

**IMPORTANT NOTICE** Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure prepared July 2020.



Ordnance Survey © Crown Copyright 2019. All rights reserved. Licence number 100022432.





Savills Country  
33 Molesworth Street  
Dublin 2 D02 CP04  
+ 353 (0) 1 663 4350  
[country@savills.ie](mailto:country@savills.ie)  
PSRA 002223

