

# FERNLEIGH

STRADBALLY, CO LAOIS











# FERNLEIGH

PARK, STRADBALLY, CO LAOIS, R32 T8W8

## Distances

Stradbally 4 km, Athy 9 km, Portlaoise 15 km, Kildare 25 km, Carlow 28 km, Dublin City Centre 80 km,  
Dublin Airport 92 km  
(All distances are approximate)

## PRIVATE COUNTRY HOME IN A WOODLAND SETTING

### Ground Floor

Entrance Hall | Dining Room | Living Room | Kitchen | Sitting Room | Conservatory  
Sunroom | Utility | Study | WC

### First Floor

Master Bedroom Suite with Dressing Room and Ensuite  
Three Further Double Bedrooms (One Ensuite) | Bathroom

### Outbuildings

Garage | Garden Sheds | Gardeners WC | Boiler Room

About 2.3 Acres / 0.93 Hectares

### Savills Country

33 Molesworth Street

Dublin 2

Tel: +353 (0)1 663 4350

PSRA License 002223







## SUMMARY

‘Fernleigh’ is ideally located for the new “working from home” environment and enjoys a stunning setting nestled amid rolling hills and mature woodlands, the essence of country living. This site of about 2.3 acres is private with large lawns, mature hedgerows, terraced patios comfortably surrounded by mature trees and shrubs. With an overall floor area of approximately 365 Sq.m (3,935 sq. ft.) this family home has an abundance of space both inside and out.

## LOCATION & AMENITIES

Located on the border of Laois and Kildare ‘Fernleigh’ is a short distance away from three national motorways M7, M8 and M9 (Dublin, Cork, Limerick and Waterford). Dublin city and airport are within easy reach.

Dublin commuter rail and bus services operate from Portlaoise and Athy with many transport connections to other cities and towns. Stradbally too has excellent local-link and national transport services.

There are excellent primary schools in the locality and post-primary schools in the nearby neighbouring towns of Portlaoise (15km) and Athy (9km).

Portlaoise is the county town of Laois and is a major commercial and retail hub for the Midlands. It is notable for its architecture, engineering and transport connections. Athy is a designated heritage town of Ireland and a fine example of an Anglo-Norman linear settlement. Located in the southwest of Kildare, Athy is one of the main growth centres in the county.

The nearby area offers a wide variety of quality sporting and recreational activities including spectacular forest walks through the local Oaghaval Woods. The Slieve Bloom Mountains are close by and is very popular for hiking and mountaineering. Golf enthusiasts are well provided for with many local courses including the Championship course at The Heritage in Killenard. The neighbouring county of Kildare is synonymous with the bloodstock industry and home to The Curragh a world-renowned racecourse. Other attractions nearby include The Irish National Stud, together with The Japanese Gardens, St. Fiachra’s Garden as well as the Kildare Shopping Outlet.

## DESCRIPTION

The grounds once formed part of the Ballykilcavan Estate. ‘Fernleigh’ is accessed via a small slip way bounded by a beautiful stone estate wall on one side off the R428. It is approached through a mature entrance with stone piers and a wooden gate which opens onto a gravel driveway with overhanging mature trees that leads to the front of the house. ‘Fernleigh’ is a dormer bungalow residence and is in turnkey ready to move in condition with all the comforts of modern day, family living.

The light-filled accommodation is entered through a bright and spacious entrance hall which leads onto three large reception rooms. The dining room is a great space for entertaining with double doors opening to the adjoining sitting room. The generous sized sitting room contains a beautiful feature marble fireplace, gas fire with bay window and french doors leading to a modern south facing sunroom. The sunroom has full height windows and vaulted ceiling, underfloor heating and both bi-folding sliding doors that leads to the outdoor Balau hardwood decking.

The south facing kitchen enjoys fitted cabinets with fitted appliances including an oil-fired AGA cooker. If required, there is an opportunity to reposition the kitchen and dining room into one open-plan space. The separate utility room contains a double electric oven, fridge freezer, washing machine, clothes dryer and a cottage half-door leading out onto a spacious backyard and patio.

Also on the ground floor is a spacious living room, with wood-burning stove and decorative coving. This room is ideal for entertaining guests or a nice getaway room on cold winter nights. Leading off the living room is a dual aspect, multi-functional room which could serve as a fifth bedroom, playroom or importantly for buyers looking to work from home, a study/office.

The bedroom accommodation is laid out over the first floor and includes three well-proportioned double bedrooms one of which has an ensuite. The large master bedroom suite includes a dressing room and ensuite. The family bathroom is also on this floor and all bedrooms have either south or southwest facing aspects.

To the side of the house is a conservatory containing a Hotspring jacuzzi, included in the sale.

## OUTBUILDINGS

Below the elevated timber deck is a spacious workshop which could also act as a car port if required. Adjoining the property, there is a spacious garage that could be converted to allow for more space in the home or used for storage. Elsewhere on the grounds there are two large garden sheds, a gardeners’ WC and a boiler house.















## GROUNDS

Private tiered, south facing, natural stone patio areas are located to the rear and offer a great space for entertaining and family barbeques. The surrounding garden has been carefully maintained with lawns and a beautiful array of plants adding colour and texture that surrounds the house. The spacious grounds include an orchard, wildflower areas and outstanding specimen trees including Oaks, Spanish Chestnut, American Redwoods and Ornamental trees of Japanese Maples, Blue Cedar and Contorted Hazel's.

## GENERAL REMARKS

### VIEWING

Strictly by appointment by Savills Country Agency.

### BER

BER rating - B3    BER number - 102510377

### EIRCODE

R32 T8W8

### 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

Private water, mains electricity, septic tank, oil fired central heating, 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.

### OFFERS

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

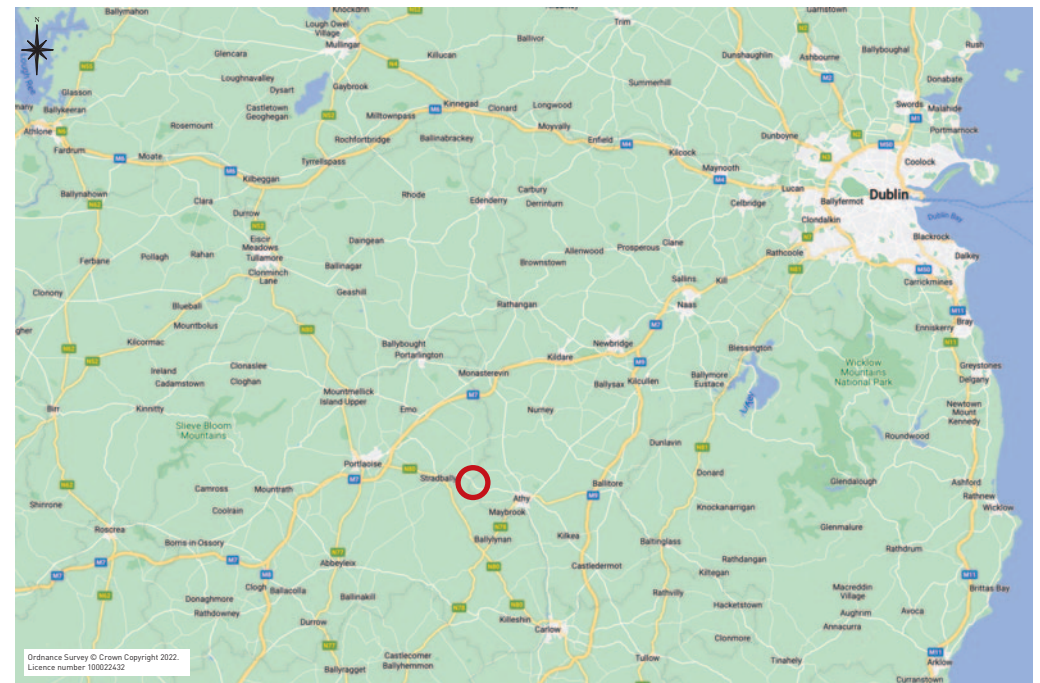
## GENERALLY

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 and photographs taken March 2022.

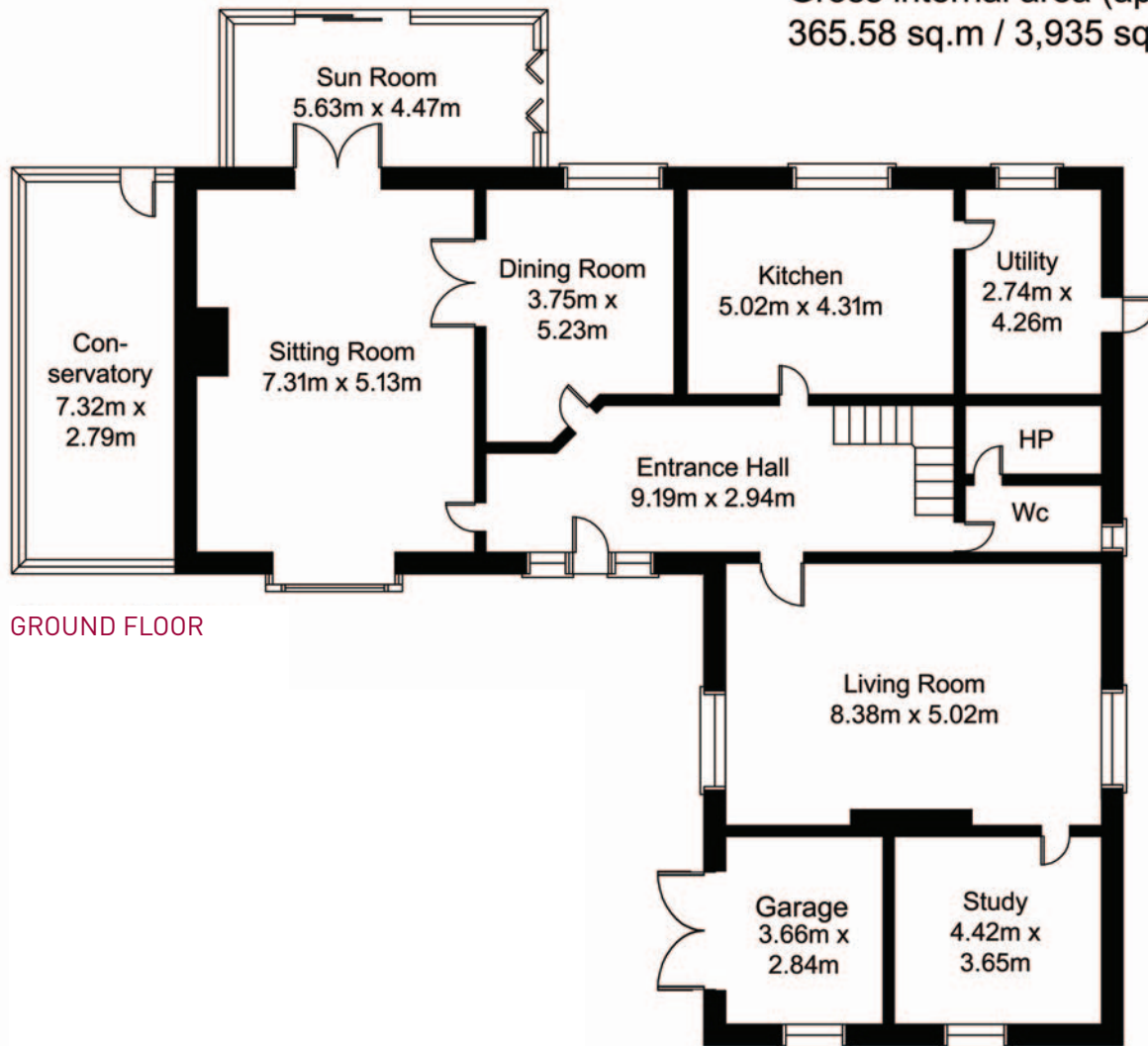




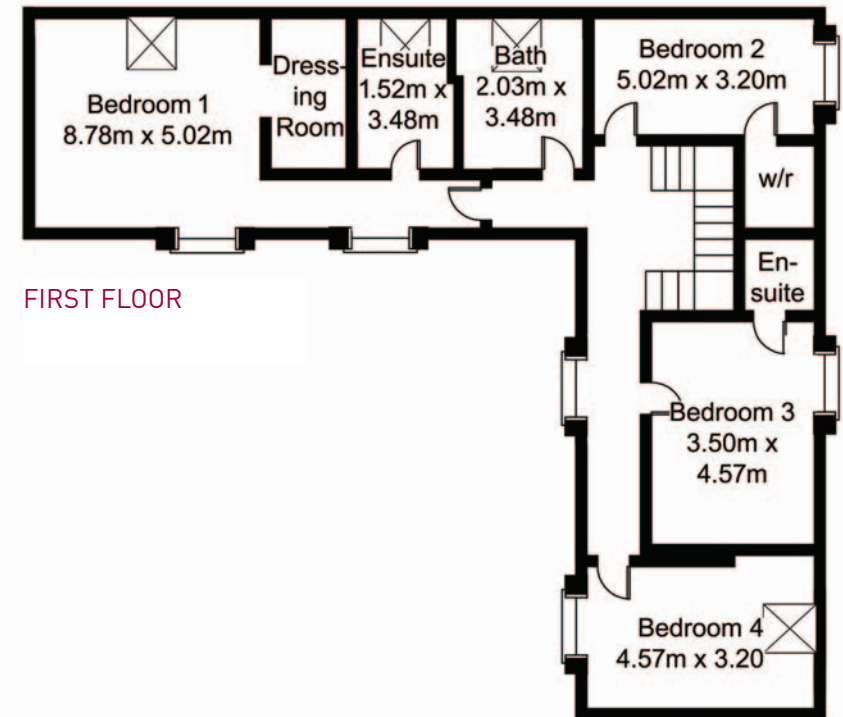


# FLOORPLANS

Gross internal area (approx.) -  
365.58 sq.m / 3,935 sq.ft



GROUND FLOOR



FIRST FLOOR







