

# CAPPAGH STONE HOUSE

INISTIOGE, CO. KILKENNY

savills





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INISTIOGE, CO. KILKENNY, R95 H9F6

Inistioge 3 km, Thomastown 7 km, New Ross 18 km, Kilkenny City 23 km, Waterford City 36 km,  
Dublin City 130 km, Dublin Airport 145 km

(all distances approximate)

## Superb modern property in the heart of the Kilkenny countryside

### GROUND FLOOR

Entrance hall • Kitchen/Dining room • Living room • Sitting room • Games room • Office  
Bedroom with en suite • Store • Utility

### FIRST FLOOR

Master bedroom suite • Two further bedrooms • Bathroom

### GARDENS & GROUNDS

Landscaped garden grounds • Courtyard • Rooftop Garden

### OUTBUILDINGS

Garage

About 2.0 acres / 0.8 hectares

For sale by Private Treaty

#### Savills Country

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PSRA Licence 002223

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[savills.ie](http://savills.ie)



## LOCATION & AMENITIES

Cappagh Stone House is situated in the charming village of Inistioge in County Kilkenny with easy access onto the M9. Inistioge's attractive streets follow the contours of the valley and its special character has made it one of the most visited places in the South East of Ireland for many decades, with its great selection of pubs and restaurants and only minutes from the renowned Woodstock Gardens and Ballyduff House.

Nestled in the Nore valley, Inistioge has a unique combination of mountain views, lush rolling hills, river valleys and woodland walks. The area is renowned for its spectacular beauty within easy access of major road and rail networks. This tranquil area has been the scene for a number of films, including Circle of Friends, The Secret Scripture and Widows' Peak. Inistioge has a beautiful sense of remoteness yet only a short drive from the bustling city of Kilkenny.

The River Nore is one of the most beautiful rivers in Ireland which stretches between Inistioge, Mount Juliet, Thomastown through Kilkenny city and extends to the far reaches of County Kilkenny. The river is renowned for its salmon and trout fishing and local permits can be obtained from any of the local fishing clubs, including Inistioge, Thomastown and Kilkenny Anglers. Fly fishing for the seasonal salmon and sea trout is practically popular during the season with the river containing a very high density of small brown trout.

Mount Juliet Estate & Golf Club is just 10 kilometres away and is a beautiful spot to enjoy afternoon tea, have a walk around 1,500 acres of parkland or dine at one of their many restaurants including the Michelin star, Lady Helen restaurant. Mount Juliet's Championship Golf Course, designed by Golfer Jack Nicklaus, is one of the finest courses in the country which was host to the 2021 Dubai Duty Free Irish Open. Other nearby golf courses include New Ross Golf Club (15km) and Kilkenny Golf Club (26km). Inistioge Equestrian Centre and GAA Club are also located within minutes of Cappagh Stone House.

The property is conveniently located close to the M9 motorway connecting Dublin to Waterford. There is a daily bus and train service available in nearby Thomastown which serves Kilkenny City, Dublin City Centre and Dublin Airport.

Local schooling within the village includes St Colmcille's National School. Secondary education is offered at Grennan College in the nearby larger town of Thomastown, while Kilkenny College and Lorreto Secondary School can be found in Kilkenny City. Private education is available in neighbouring counties including Cistercian College located in Roscrea and Rockwell College in Cashel, Tipperary, with both offering day and boarding facilities, along with Newtown School in Waterford.

## DESCRIPTION

Cappagh Stone House is a beautiful modern property set on an elevated position with spectacular views overlooking the River Nore and mature countryside. Extending to about 2 acres in total, the property is situated in a private setting yet is conveniently located just moments away from the picturesque village of Inistioge.

The house is accessed via an impressive stone-pillard entrance with beautiful wooden electric gates which open to an attractive driveway flanked by flowerbeds and mature hedging that lead to the front of the house. Constructed in 2008, this architecturally designed property has a beautiful stone exterior and large floor-to-ceiling windows which have been cleverly positioned to take advantage of the wonderful country views.

The light-filled accommodation is of generous and elegant proportions, as shown on the accompanying plans and is well laid out for modern day family living and entertaining in equal measure. The detail and finishes are notable internally with features including beautiful wooden floors, tiled bathrooms and a bespoke kitchen.

Leading up to the front door is a beautiful flagstone path with a small bespoke fountain. The accommodation is entered through a curved entrance hall with skylight which leads to the main reception rooms. The open plan kitchen/dining room is a focal point of the house with wonderfully crafted and extensive range of floor and wall mounted units as well as an island and Esse cooker. Positioned to the front of the house, the kitchen and living room are interconnecting and comprise a glass wall which allows for maximum natural light and panoramic views.

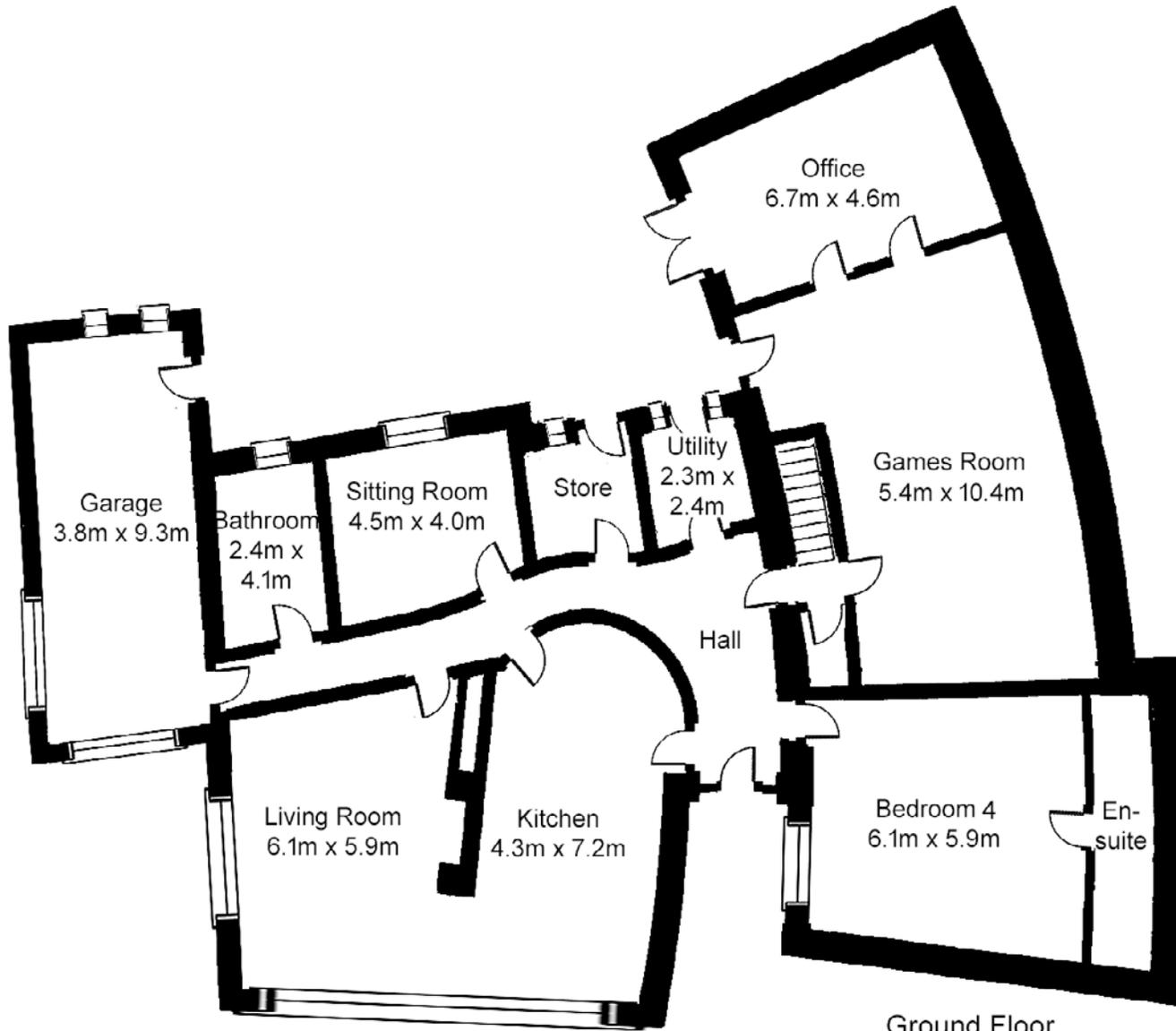
Cappagh Stone House is well suited for working from home with a well-proportioned office situated to the rear of the property with double doors opening out onto the courtyard. Also on the ground floor is a games room, sitting room, utility, store, bathroom and access to the garage with an up and over rolling door.

The bedroom accommodation is predominately laid out over the first floor and is accessed via the main staircase which opens onto a spacious landing. The landing leads to two good sized bedrooms and a bathroom. The master bedroom suite is also located on this floor and features a large window capturing the magnificent views. An additional bedroom suite is situated on the ground floor.

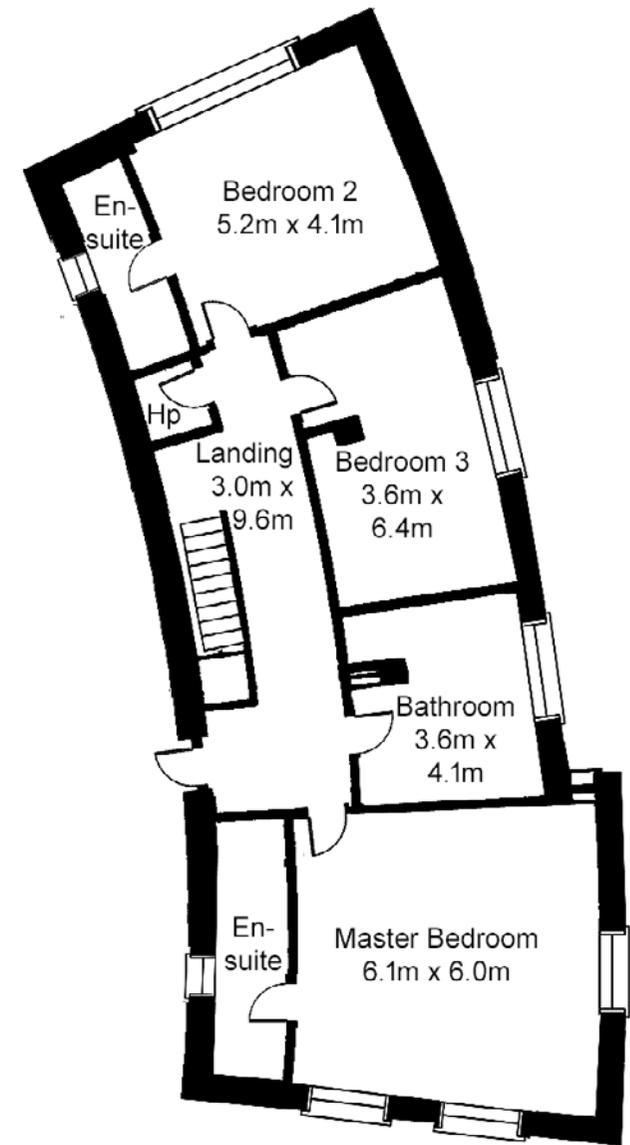




# CAPPAGH STONE HOUSE



Ground Floor



First Floor

### **ROOFTOP GARDEN & COURTYARD**

The first floor gives access to the beautiful roof garden which offers a unique and tranquil place to appreciate the stunning scenery.

To the rear of the property is a walled courtyard which is extremely private and includes a barbeque area to one side. This sun trapped courtyard also offers a number of fruit trees including fig, pear, kiwi and apple trees, along with wonderful wisteria along the walls.

### **GARDENS & GROUNDS**

The house sits amidst wonderful mature gardens which are mainly laid to lawn and include magnificent flower beds, fine specimen trees and well-tended hedges. A notable feature is the rock garden with shrubs which surrounds the rear of the house as well as all plants having an automatic watering system connected. A small paddock is situated to the front of the boundary and is a perfect area to turnout a horse or pony.



## GENERAL REMARKS

### Viewings

Strictly by appointment by Savills Country.  
33 Molesworth Street, Dublin 2.  
Tel: +353 (0) 1 663 4350  
PSRA License: 002223

### BER

BER rating – B2                      BER number – 108585522

### Eircode

R95 H9F6.

### Fixtures & Fittings

All fixtures 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, private drainage, gas-fired central heating, broadband, alarm system, CCTV, central vacuum system and solar panels.

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.

### Solicitor

HBMO Solicitors LLP (contact: Ronan Hannigan)  
12 Ely Place, Dublin 2, D02 T651  
Tel: +353 (0) 1 632 1000  
Email: rh@hbmo.ie

### 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.

### 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

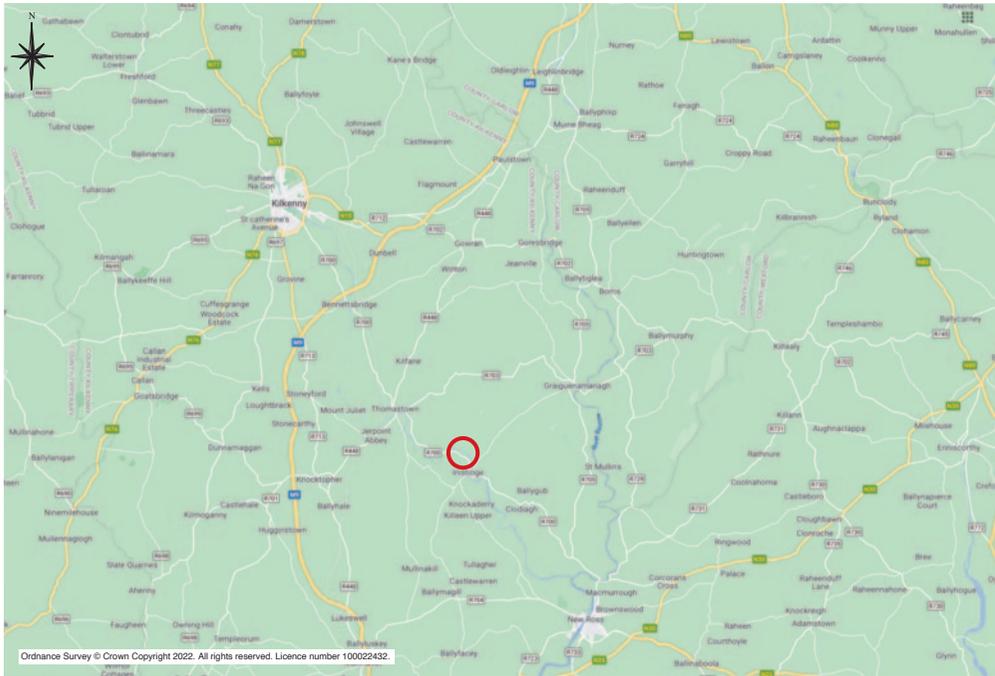
Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Contract of Sale, the latter shall prevail.

### 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, photographs 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 in June 2022.





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