

MALLARDSTOWN

Callan, Co. Kilkenny

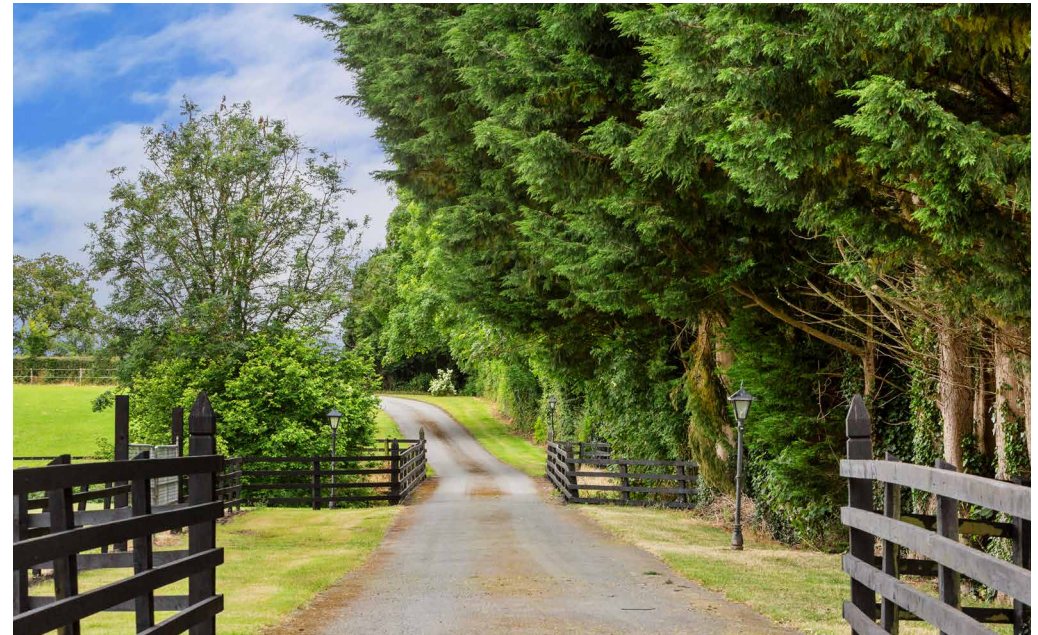
FOR SALE



BER C2

MALLARDSTOWN

“An idyllic country home ideal for equestrian enthusiasts, comprising approx. 25.49 hectares / 63 acres of free draining lands primarily laid out in fenced paddocks and grass pasture divided by the majestic Kings River. Benefiting from a competition size sand area (40m x 80m), a six horse walker, a stable block with shed and separate American barn, Mallardstown also comprises a very fine six bedroom Georgian style residence extending to approx. 338 sq. m / 3,638 sq. ft. presented in excellent decorative order throughout with wonderful views down towards the swimming pond at the weir along the Kings River”





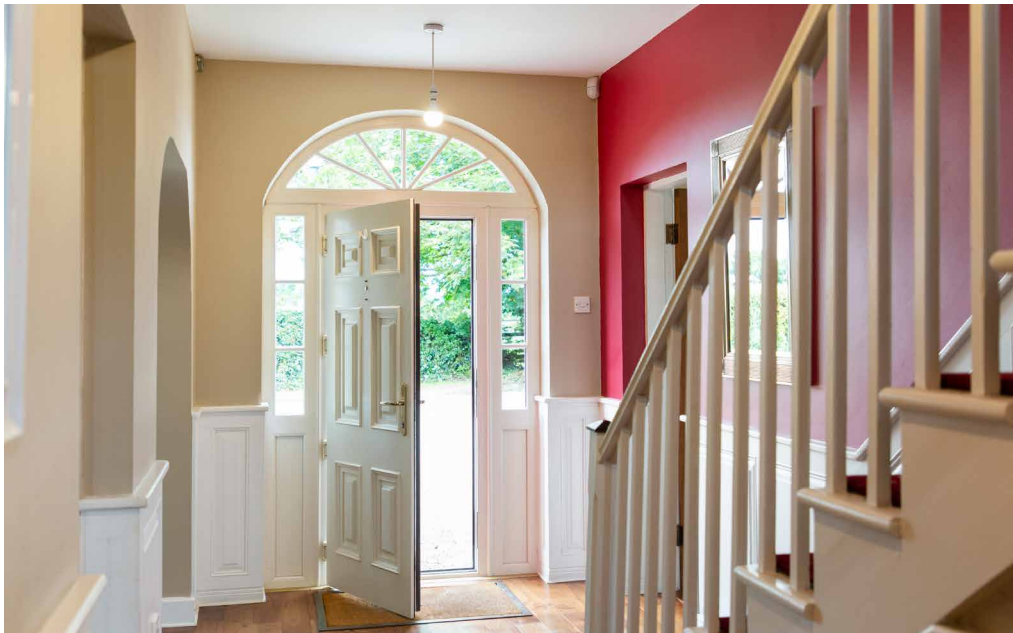




MAIN HOUSE

Approached by a stone entrance way with electric security gates, a tarmac avenue crosses the gently flowing river and is bounded by stud railing and mature trees before splitting left to the house and straight ahead for yard access. The main residence built c.1979 has been totally upgraded and extended in recent years and extends to approx. 338 sq. m / 3,638 sq. ft. over three floors with six bedrooms to include a self-contained one bedroom annex.

The bright and well-proportioned accommodation comprises an impressive entrance hall with reception area and guest WC. To the left is the drawing room with dual aspect views and a large bay window to enjoy the surrounding countryside. An open fireplace with timber and cut stone surround is the centre piece of the room. A study is located through an arch at the end of the drawing room, also with wonderful views.



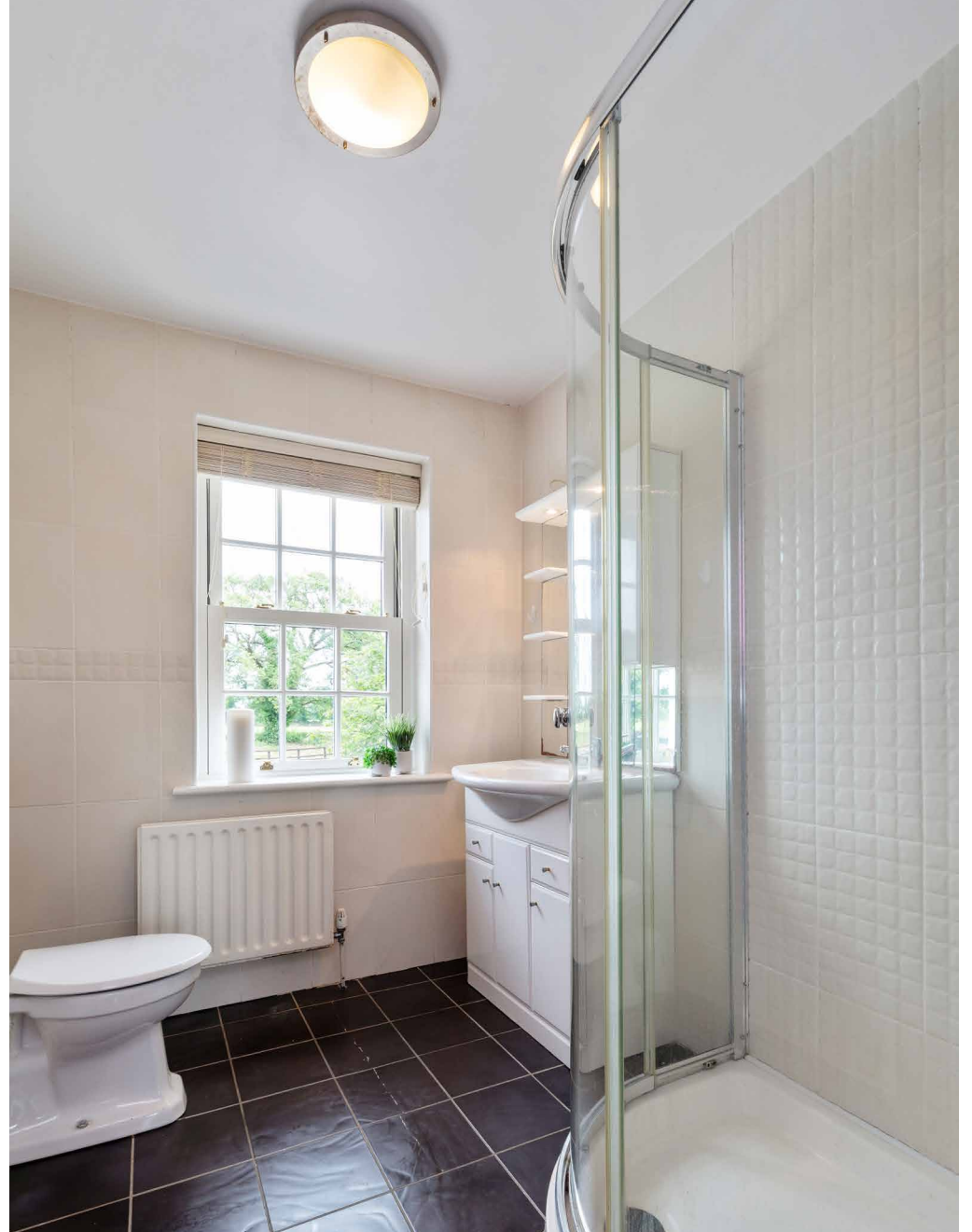
To the right of the entrance hall is the formal dining room, also benefiting from a matching bay window which opens through to the family room, with a solid fuel burning stove and fireplace. There are wonderful dual aspect views within this bright space and an arch leading through to the country style kitchen. The fully fitted kitchen / breakfast room has painted timber wall and floor mounted units and includes a Rangemaster cooker and hob. An island in the middle of the kitchen with extendable breakfast bar completes the space. Double doors lead to a south facing paved patio area and lawn, which is ideal for warm weather dining. Adjacent to the kitchen is a laundry room and additional WC and can be accessed separately from the yard.

The first floor and top floor comprise five double bedrooms - all with far reaching views across the lands, river or countryside beyond. The first floor has three double bedrooms with the master bedroom en-suite and a family bathroom. The top floor comprises two further double bedrooms. The annex 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 and comprises a living room, bedroom, kitchenette, shower room and office / second bedroom.











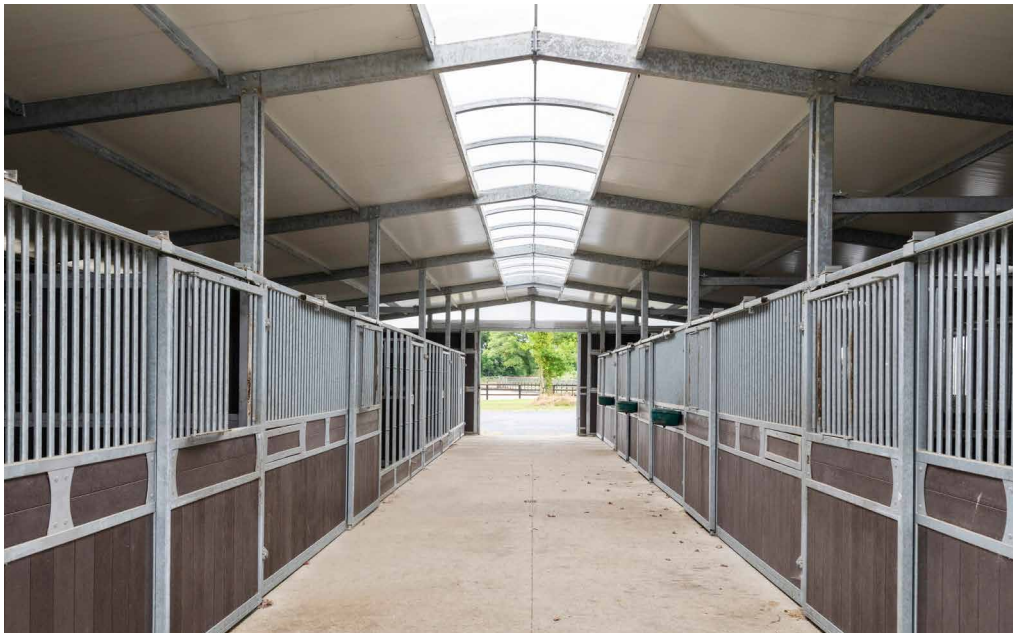




FACILITIES & LAND

Adjacent to the house is a stable block with six boxes behind which is a substantial shed ideal for small farm machinery, as a tack room or feed store. Behind the shed and separated by fencing and a vehicular gate is the covered six horse walker and American Barn with 11 loose boxes, a tack room, a storage area for feed and additional space for grooming all year round. Electricity and water are supplied to all areas. The impressive sand arena is positioned behind the barn, is accessed via the back avenue and set well away from the main house.

The majority of the lands surrounding the house are enclosed by post and rail fencing, presently laid out in seven paddocks, all with water feeders. Towards the entrance gate runs the Kings River with weir providing a stunning swimming spot, ideal for summer days and social gatherings as well as an area that has been wilded with derelict hay barn and independent road access which could be brought back into practical use. There are two further fields currently laid out in pasture positioned between Kings River and Mill Street, with road frontage running towards Callan, also with independent road access.



LOCATION

Mallardstown is located less than 1.5km from the country town of Callan and within 15km from beautiful Kilkenny City. Callan has both Primary and Secondary schools, supermarkets including Supervalu and Aldi. Callan hosts a selection of public houses, cafes and has every local amenity available. Mallardstown is across the road from the superb 18 hole Callan Golf Club. Mount Juliet, host to the Irish Open and World Golf Championship is within 10km. The Kilkenny and North Kilkenny Hunts are all within easy boxing distance while Gowran Park and Clonmel Racecourses are within 25km.

The medieval city of Kilkenny is the arts centre of Ireland, rich in heritage with many important architectural sites. The city is a hub of activity with many visitors travelling there each year.

There is a choice of excellent shopping, restaurants, bars as well as theatre and events. The Kilkenny countryside is known for its picturesque beauty spots, with riverside villages, mountains, country drives and walks. The sunny southeast beaches and towns of counties Waterford and Wexford are within an hours' drive while both Cork and Dublin airports are both within a 1hr 45m drive.

LOCATION MAP



[Click here to view the location map for Mallardstown.](#)



PROPERTY DETAILS

FEATURES

- Outstanding family home with superb equestrian facilities
- Lands of approx. 25.49 hectares / 63 acres
- 17 stables, covered 6 horse walker and 80m x 40m sand arena
- Main house with 5 bedrooms and 1 bedroom annex
- Beautiful Kings River runs through the grounds providing trout fishing and swimming
- Well and Septic Tank



SIZE

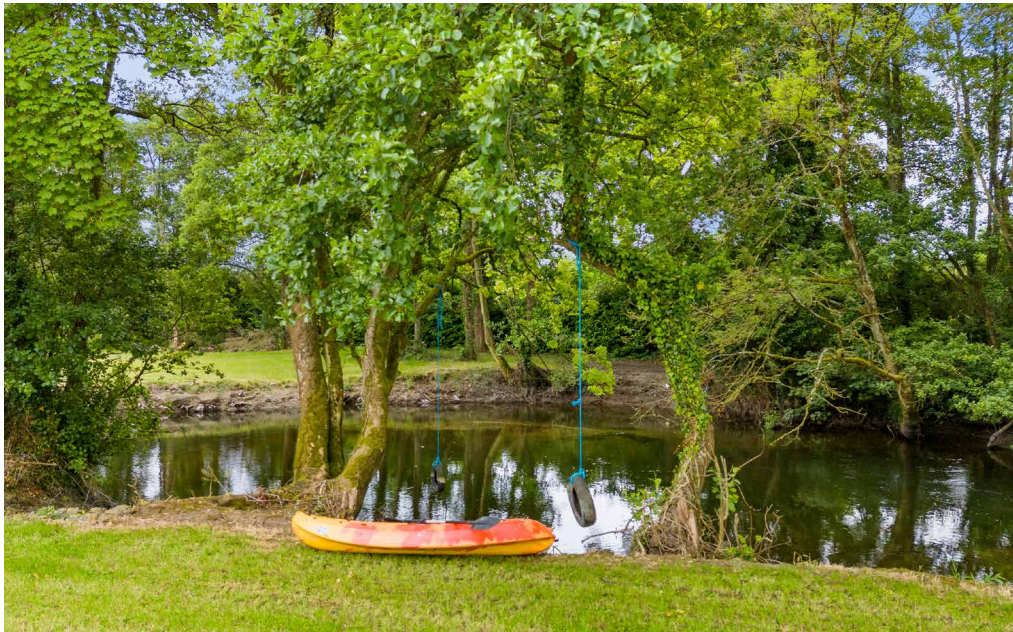
338 sq. m / 3,638 sq. ft. Approx.

BER

BER: C2 | BER No: 110030319 | Energy Performance Indicator: 117.13 kWh/m²/yr

VIDEO

Click link below to view virtual tour



VIEWING

By appointment with Knight Frank and REA Grace.

CONTACT



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THINKING OF SELLING?

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FLOOR PLANS



Not to scale, floorplans are for identification purposes only and measurements are approximate.



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