



Kilmeaden House
Kilmeaden, County Waterford

Kilmeaden House

Kilmeaden House, a stunning former rectory built in 1806, stands as a magnificent testament to Georgian architecture, lovingly preserved and upgraded for contemporary living. Nestled in the lush countryside, this expansive property is set on 12 acres of private, secluded grounds, providing not only a sense of grandeur but also an intimate connection with nature. From its origins as a Church of Ireland rectory, through its years with the esteemed Congreve family, to its current owners, Kilmeaden House has seen only three custodians in over two centuries, each contributing to its enduring legacy as a treasured family home.

The house, with its expansive 462 square meters of living space, is a treasure trove of period details that speak to its rich history. Walking up to the property, one is immediately struck by the classical symmetry and elegance characteristic of the Georgian era. The front door, crowned by an exquisite fanlight, invites visitors into a world where history and modernity coexist in harmony. Inside, the home has maintained many of the features that give it its unique charm, from intricately detailed cornicing to grand marble fireplaces that serve as focal points in many of the rooms.

Stepping into the entrance hall, the sheer scale of the property becomes apparent. The high ceilings, solid maple floors, and extra-large door frames create a sense of space and openness that is both inviting and impressive. The morning room, bathed in natural light, offers a peaceful spot for enjoying a quiet cup of coffee, while the drawing room, with its ornate cornicing and original sash windows, is the perfect space for entertaining guests or simply relaxing in front of one of the house's many open fires.

The house continues to unfold with each room offering its own character and function. The music room, a nod to the cultural heritage of the Georgian period, provides a space for creativity and reflection. The dining room, with its grand proportions, is perfectly suited for hosting dinner parties or family gatherings, where the crackle of the fire provides warmth and atmosphere. The kitchen, though upgraded for modern use, retains the charm of the era, blending period cabinetry with state-of-the-art appliances. A large utility room and pantry ensure that the practical needs of the household are well catered for, while a computer room and television room speak to the thoughtful integration of 21st-century living.

One of the most impressive features of Kilmeaden House is its accommodation. With seven spacious bedrooms, the house offers ample room for family and guests alike. Each room has been carefully designed to maintain the elegance of the period, with furnishings that complement the Georgian proportions and aesthetic. Of the nine bathrooms in the house, seven are en suites, ensuring both privacy and convenience for each bedroom. The sanitaryware throughout has been updated to high modern standards, blending comfort with style.

Beyond the main house, the grounds of Kilmeaden House are equally impressive. Approached



via a long gravel driveway, the property is set behind electric gates, ensuring both privacy and security. The surrounding 12 acres of land offer a serene retreat from the outside world, with mature trees, manicured lawns, and secluded garden areas that provide a peaceful escape.

The outbuildings on the property add to its appeal and versatility. A detached gardener's cottage offers potential for guest accommodation or even a home office, while the garage provides ample space for parking and storage. The glasshouse and additional outbuildings, including the stables, speak to the property's past as a working estate, offering both practical uses and the opportunity for future projects. Whether one has an interest in gardening, equestrian pursuits, or simply enjoying the expansive outdoor space, Kilmeaden House caters to a variety of lifestyle needs.

Notably, the property has served as a bed and breakfast in the past, a testament to its capacity for hosting guests in both comfort and style. Fire doors throughout the property, a large parking area, and the sizable utility room are remnants of this chapter in its history, making it ideally suited for anyone looking to run a hospitality business or simply accommodate large numbers of visitors with ease.

Despite its historical roots, Kilmeaden House has been thoughtfully upgraded to meet the demands of modern living. The inclusion of zoned oil-fired central heating ensures the house remains warm and comfortable throughout the year, while CCTV and an advanced alarm system offer peace of mind. The careful balance between preserving the property's period charm and incorporating modern conveniences is one of the defining features of Kilmeaden House, making

it a rare find in today's market.

The interior design choices throughout the property are a masterclass in maintaining the integrity of the period while creating a warm, welcoming home. Each room has been furnished with pieces that suit the era and feel of the house, from the grand open fires to the sash windows that flood the rooms with light. The use of solid maple floors and high-quality materials throughout further enhances the sense of quality and craftsmanship that defines the property.

Kilmeaden House is a rare gem that offers not only a stunning home but also a piece of history. Its combination of period charm, modern amenities, and expansive grounds make it an ideal family home, a potential business venture, or simply a dream escape from the hustle and bustle of everyday life. With only three owners in its 200-year history, this former rectory has been a well-loved and carefully maintained residence, ready to begin its next chapter with a new custodian. Whether for its architectural beauty, its historical significance, or its idyllic setting, Kilmeaden House is truly a property like no other.

For further information contact Selling Agent Eileen Neville

Features

- A beautiful period property dating back to 1806 measuring just under 5000 sq ft
- Situated on nearly 12 acres and within a 10 Kilometre drive of Waterford city and a short drive to Kilmeaden Village.





Kilmeaden House

Open Fires

Two operational open fires in the drawing and morning room and an electric in the dining room.

Water and Heating and Foul Drainage

The property is serviced via a well and mains water. Heating is oil fired central heating. Foul drainage is to a septic tank.

Broadband and Security

High speed broadband is available in the area. The house has an operational security alarm and CCTV. The gates are electric.

Legal

Solicitor with Carriage of Sale is Paul Tracey of Tracey Solicitors, 17 Queen's St. Tramore East, Waterford. The property is offered for sale Freehold with full vacant possession upon any sale completion and subject to and with the benefit(s) of all matters of rights of way which affect the property.

Fixtures and Fittings

Some curtains and light fittings are included in sale and will become the property of the purchaser. Fixed or plumbed appliances and white goods included in sale (cooker ranges/hobs, fridges, freezers, washing machines etc.). Any furniture and personal items within the house excluded from the sale. Some furniture may be available by separate negotiation.

Upgrades:

Kilmeaden House has been continuously maintained. Recent works include the replacement of the oil boiler. ance

BER Information

BER Rating: E1

Eircode

X91 EH70



Accommodation

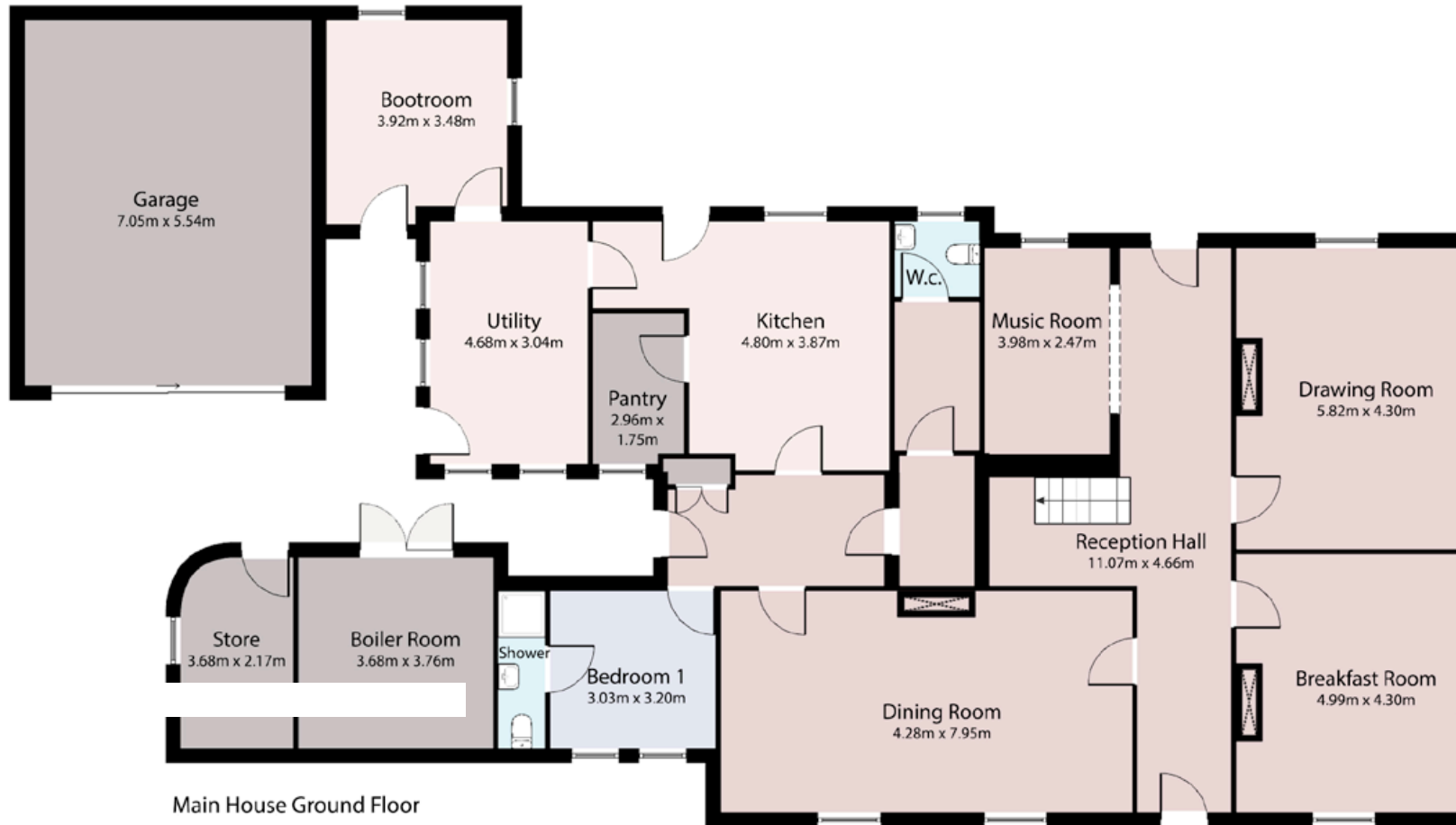
Property	Square Feet	Square Metres	Reception Rooms	Bedrooms	Bathrooms	Open Fires
Main House	4974	462.1	5	6	9	3
The Cottage	561	52.2	2	2	1	0



Kilmeaden House

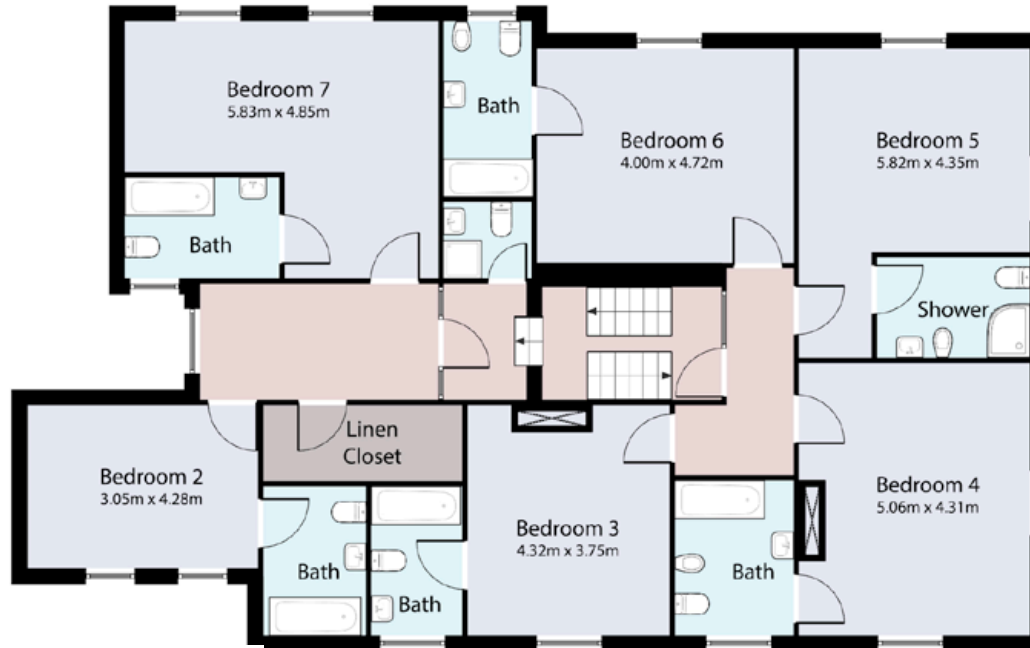
FLOOR PLAN Not to scale - for identification purpose only.

MAIN HOUSE - Ground Floor





MAIN HOUSE - First Floor



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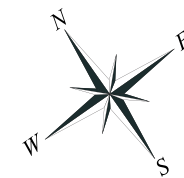
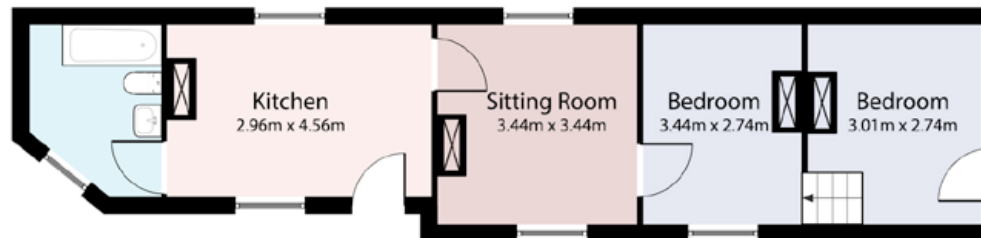
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COTTAGE - Ground Floor



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