



CORBALLY HOUSE

Corbally, Ballylinan, Co. Laois

BER EXEMPT



EXCLUSIVE ASSOCIATE OF





CORBALLY HOUSE, CORBALLY, BALLYLINAN, CO. LAOIS R14 TY40



CORBALLY HOUSE IS SET ON APPROX. 14.14 HECTARES (34.96 ACRES) OF MATURE GROUNDS AND PASTURE. THIS ELEGANT GEORGIAN RESIDENCE DATING FROM CIRCA 1770 OFFERS SPACIOUS ACCOMMODATION, PERIOD CHARACTER, TRADITIONAL STONE OUTBUILDINGS, FORMER FARM BUILDINGS AND STRONG POTENTIAL FOR AGRICULTURAL OR EQUESTRIAN USE.

The house is approximately 345 sq. m (3,721 sq. ft) ,

For Sale by Private Treaty

BER Exempt



SPECIAL FEATURES

- Detached three-bay, two-storey Georgian residence dating from circa 1770 with significant period features and notable architectural character.
- Set on approx. 14.14 hectares (34.96 acres) of fertile grazing land
- Elegant drawing room and dining room with marble surround open fireplaces
- Traditional kitchen with oil fired Aga and separate utility room
- Courtyard with three stone outbuildings, formerly stables
- Stone outbuildings offering potential for conversion to further accommodation subject to planning permission
- Former dairy yard with two large barns, lean to structures and old milking parlour
- Mature hedging and trees providing natural boundaries and shelter
- Large front grazing field with winding driveway approach
- Private and peaceful rural setting with strong agricultural and equestrian potential
- Conveniently located close to Ballylinan, Athy and Carlow Town
- Approximately 99.1km from Dublin Airport

DESCRIPTION

Corbally House is a distinguished detached three-bay, two-storey Georgian residence dating from circa 1770, later remodelled and extended around 1915 to include a two-storey return with full-height canted bays to both the front and rear, set on approximately 14.14 hectares (34.96 acres) and retaining an abundance of period charm, original character, and architectural integrity, with the residence extending to approximately 345 sqm (3,721 sq ft).

Upon entering, the entrance hall immediately conveys

a sense of grandeur and an open-plan flow. At the front of the house, the drawing room is an elegant reception space, featuring dual-aspect single-glazed sash windows, including a beautifully proportioned bow-fronted window overlooking the front garden. A marble-surrounded open fireplace serves as a natural focal point, complemented by carpet flooring and generous ceiling heights.

Adjacent, the dining room mirrors these refined proportions, also benefiting from a bow-fronted window, marble fireplace, radiator heating, and carpet flooring, ideal for formal entertaining. A separate family room provides a more relaxed setting, again finished with carpet flooring.

To the rear, the kitchen is both traditional and functional, fitted with tiled flooring, timber sash windows and an oil-fired Aga with its own dedicated tank. A downstairs WC and utility room are conveniently located adjacent.

Upstairs, a wooden banister staircase rises to generous, well-proportioned accommodation. The principal bedroom is an impressive space, featuring high ceilings, carpet flooring, a bow-fronted window, and an elegant marble fireplace. A second generously sized bedroom enjoys similarly ample proportions and period detailing. Two further bedrooms, a family bathroom, and a separate laundry room/office offering excellent potential as a home office complete the upper floor.

Overall, Corbally House combines historic elegance with practical living, set within a property of notable architectural significance.

GARDENS & GROUNDS

Corbally House enjoys a private and tranquil setting, surrounded by its own lands extending to approximately 14.14 hectares (34.96 acres) of quality pasture and mature grounds. A winding driveway leads gracefully through a large front grazing field up to the residence, creating an impressive approach while enhancing the sense of seclusion.

To the side of the house lies a traditional courtyard with a gravel surface, enclosed by a range of stone outbuildings which were formerly used as stables and





still retain features such as an automatic water feeder. These buildings are now utilised for storage but could readily be reused as stables or, subject to the necessary consents, converted to further accommodation or a variety of other uses. In total, there are three separate stone outbuildings within the courtyard, adding both character and potential for future development.

Beyond the courtyard, the lands include the remains of a former dairy farm, with two substantial barns incorporating lean-to structures, along with an old milking parlour. This area provides direct access to two large grazing fields, consisting of fertile grassland well suited to agricultural use. The fields are bordered by mature hedging and established trees, offering natural shelter and clearly defined boundaries.

The grounds to the front of the property are equally appealing, with a large grazing field framed by mature planting and the sweeping driveway enhancing the overall setting. The combination of historic outbuildings, productive farmland, and mature natural boundaries makes Corbally House an attractive holding for a range of uses, from private residence to agricultural or equestrian pursuits.

LOCATION

Corbally House enjoys a peaceful yet convenient rural setting just 5.4km from Ballylinan, a welcoming village offering essential amenities including local shops, schools, and community facilities. The nearby town of Athy, located approximately 12.4km away, provides a broader range of services such as supermarkets, cafés, restaurants, and recreational amenities, along with access to the River Barrow and its scenic walking routes.

Further afield, Carlow Town is just 18.1km from the property and offers an extensive selection of retail outlets, dining options, schools, and leisure facilities. Carlow is also home to South East Technological University, making the area particularly attractive for families and those seeking educational opportunities. The town also features a number of sporting clubs, golf courses, and cultural attractions, ensuring a well rounded lifestyle.

The surrounding area is well regarded for its strong agricultural heritage, while also appealing to those seeking outdoor pursuits, with scenic countryside, walking routes, and equestrian opportunities readily available. Ballylinan and its environs maintain a peaceful village atmosphere while benefiting from proximity to larger urban centres.

For commuters and international travellers, Corbally House is conveniently located approximately 99.1km from Dublin Airport, offering straightforward access to national and international destinations. The property's location strikes an excellent balance between rural tranquillity and accessibility, making it an ideal choice for those seeking a country residence within reach of key towns and transport links.

TECHNICAL INFORMATION

SERVICES | Mains electricity, oil fired central heating, well water, septic tank, PhoneWatch Alarm.

SALE METHOD | Private Treaty.

TENURE & POSSESSION | The property is offered for sale freehold with vacant possession being given at the closing of sale.

VIEWING | Strictly By Private Appointment









FLOOR PLANS

Ground Floor



First Floor





EXCLUSIVE ASSOCIATE OF



JOINT SOLE SELLING AGENTS

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