

# RATH HOUSE



RATHRONSHIN, BALLYBRITTAS, CO. LAOIS R32 DK15

An authentic Irish country residence of exceptional character and historical depth, set within approximately 52 acres of mature grounds and enjoying exceptional accessibility to Dublin and international transport links.

JORDAN 



RATH HOUSE • APPROX. 882 SQ. M (9,494 SQ. FT) • 3 PRINCIPAL RECEPTION ROOMS • 7 BEDROOMS • 3 BATHROOMS • APPROX. 52 ACRES

# RATH HOUSE



Rath House is a distinguished period country house set on approximately 52 acres in a private and elevated setting in the heart of the Laois countryside. Combining architectural heritage with scale, privacy and accessibility, the property represents a rare opportunity to acquire an authentic Irish country residence within easy reach of Dublin and international transport links.

Properties of this nature rarely come to the market, particularly those combining historical character, manageable acreage and exceptional accessibility. Mature grounds and established trees create a wonderfully sheltered setting, while the manageable scale of the estate offers an appealing balance of privacy and practicality.

Approached through recessed wrought iron entrance gates and along a sweeping tree-lined avenue, the house gradually reveals itself beyond an expansive gravel forecourt, immediately conveying a strong sense of arrival and permanence.

Centred around a striking curved columned portico with granite steps leading to the principal entrance, Rath House is an imposing and classically proportioned residence of

considerable architectural merit. Symmetrical sash-style windows and restrained classical detailing reflect the timeless elegance associated with fine Georgian and early Victorian architecture, while a charming domed conservatory attributed to Richard Turner further enhances the distinction of the property.

A particularly notable feature is the original ha-ha positioned to the front of the house, an important landscape element designed to preserve uninterrupted views across the estate while discreetly separating the formal gardens from the surrounding land. Together, the mature setting and balanced architectural proportions create a residence of remarkable character and presence.



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## HISTORY

Rath House is a residence of considerable historical depth, with origins rooted in a townland long associated with settlement and local significance. Rathronshin, derived from the Irish *Ráth Rónshín*, is understood to reference an ancient ring-fort, indicating occupation in the area dating back many centuries.

The lands formed part of historic O'Demsey territory and are recorded in early surveys and land records from the Tudor period through to the 17th century settlements. By the 18th century, Rath had emerged as an established residence, occupied by the Adair family, with references appearing on Taylor and Skinner's 1783 map and in early 19th century accounts describing it as a substantial country home.

The present house largely reflects mid-19th century redevelopment, constructed as a seven-bay, two-storey over basement residence in keeping with the architectural ambition of the period. This era marked a time of significant building in the Ballybrittas area, when a number of notable houses were developed, creating a landscape of refined and carefully designed country residences.

Further enhancements were carried out towards the end of the 19th century, most notably the addition of a domed conservatory and private chapel. The domed conservatory is attributed to Richard Turner, one of Ireland's most celebrated designers, renowned for his pioneering glasshouse structures. This association significantly enhances the architectural importance of

Rath House, placing it among a select group of Irish residences connected to his work.

During the 19th century, Rath House was home to the Dease family, including Edmund Dease, a Member of Parliament and prominent figure in the Home Rule movement. At that time, the house served as a centre for social and political life, reflecting its standing within the local community.

In more recent decades, Rath House passed through a number of custodians before being acquired by its present owners in 1996. Under their stewardship, the property has been carefully maintained, preserving its architectural integrity while continuing to function as a substantial and welcoming family home.

Today, Rath House represents a rare opportunity to acquire not only a residence of scale and elegance, but a home with a rich and layered history deeply connected to the heritage and evolution of the Irish countryside.





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## LOCATION

Rath House enjoys a highly accessible yet peaceful countryside setting in Rathronshin, Ballybrittas, Co. Laois, ideally positioned for both domestic and international connectivity. Dublin City Centre is located approximately 75km away, while Dublin Airport is approximately 85km, providing extensive global flight connections. The nearby M7 motorway ensures a straightforward journey to the capital, making the property easily accessible for international travel and commuting alike.

Despite its tranquil rural setting, the property remains well connected, with Monasterevin approximately 6km away and Portlaoise just 14km, both offering regular rail services with direct routes to Dublin. Kildare Town, located approximately 20km away, provides a broad range of amenities including retail, dining and leisure facilities.

In addition to its excellent connectivity, the area offers a strong range of lifestyle amenities, including well-regarded schools, renowned equestrian and hunting traditions and several notable racecourses within easy reach. Kildare Town and its surrounds also feature a variety of retail and dining options, including the internationally recognised Kildare Village, while a selection of golf courses and leisure facilities further enhance the appeal of the area.

Overall, the location offers an exceptional balance of countryside privacy and accessibility, making Rath House particularly appealing to overseas purchasers seeking a distinguished Irish residence within easy reach of Dublin and international transport links.



## DESCRIPTION

Internally, Rath House extends to approximately 882 sq. m (9,494 sq. ft), including the basement level, and retains a wealth of original detailing throughout. The house is centred around a beautifully proportioned reception hall featuring ornate plasterwork, sweeping cornicing and a striking staircase which immediately reflects the elegance and craftsmanship synonymous with the period.

The principal reception rooms are of exceptional scale, with ceiling heights of approximately 4 metres, magnificent decorative cornicing, marble fireplaces and large sash-style windows which flood the interiors with natural light while framing attractive views across the surrounding estate. Rich timber flooring, brass wall lights, original joinery and extensive built-in bookcases further enhance the warmth and character of the accommodation.

The kitchen is a warm and characterful space enjoying lovely views across the surrounding lands, with a traditional Stanley range forming the heart of the room and complementing the historic character of the residence.

RATH HOUSE





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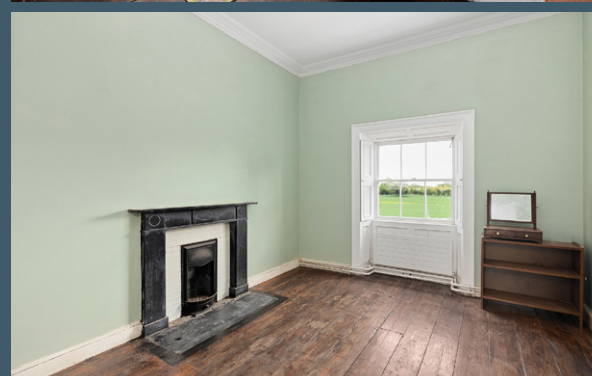
The accommodation comprises seven generously proportioned bedrooms together with three bathrooms and an impressive range of reception and ancillary accommodation throughout.

At basement level, the property retains a cellar together with a variety of additional rooms offering considerable potential for conversion or further enhancement. In addition, an attached derelict wing, currently closed off from the main residence, presents a rare restoration opportunity and significant scope for future reintegration into the house.

Mature trees and established grounds create a wonderfully private and sheltered setting, while the manageable scale of the estate offers flexibility for a variety of uses including private residential, equestrian or lifestyle purposes. The property also offers significant potential as an elegant family estate, country retreat or carefully restored heritage residence.

Rath House has benefited from a programme of essential structural upgrades with re-roofing of the main residence in the mid 2000's. Additional improvement works carried out by the current owners include the replacement of a number of the principal front windows in 2008, further contributing to the ongoing maintenance and long-term integrity of the residence.

While the property would benefit from further modernisation, it presents an outstanding opportunity to sensitively restore and enhance a country residence of genuine architectural quality and historical significance.



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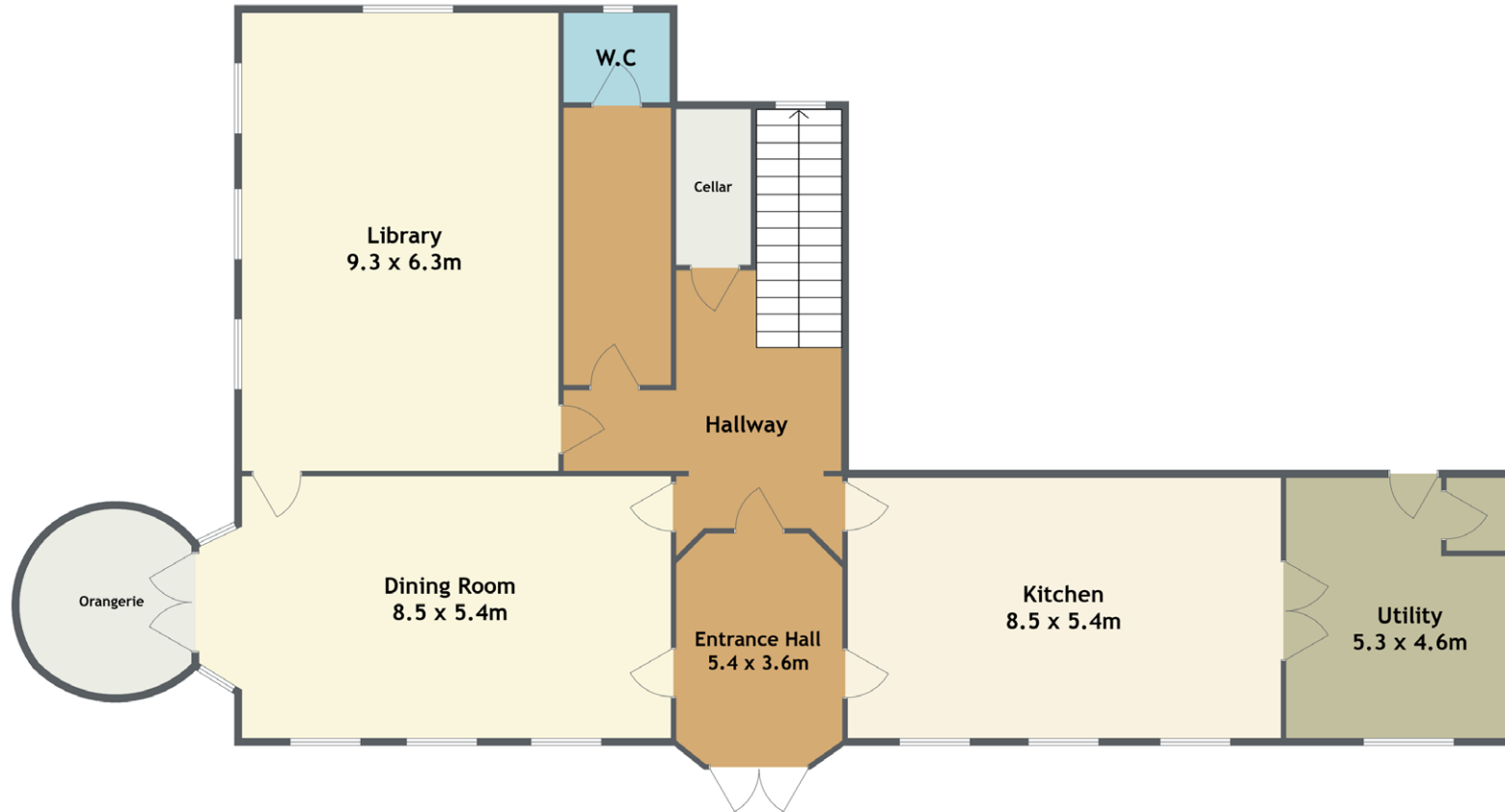
# FLOOR PLAN



## RATH HOUSE

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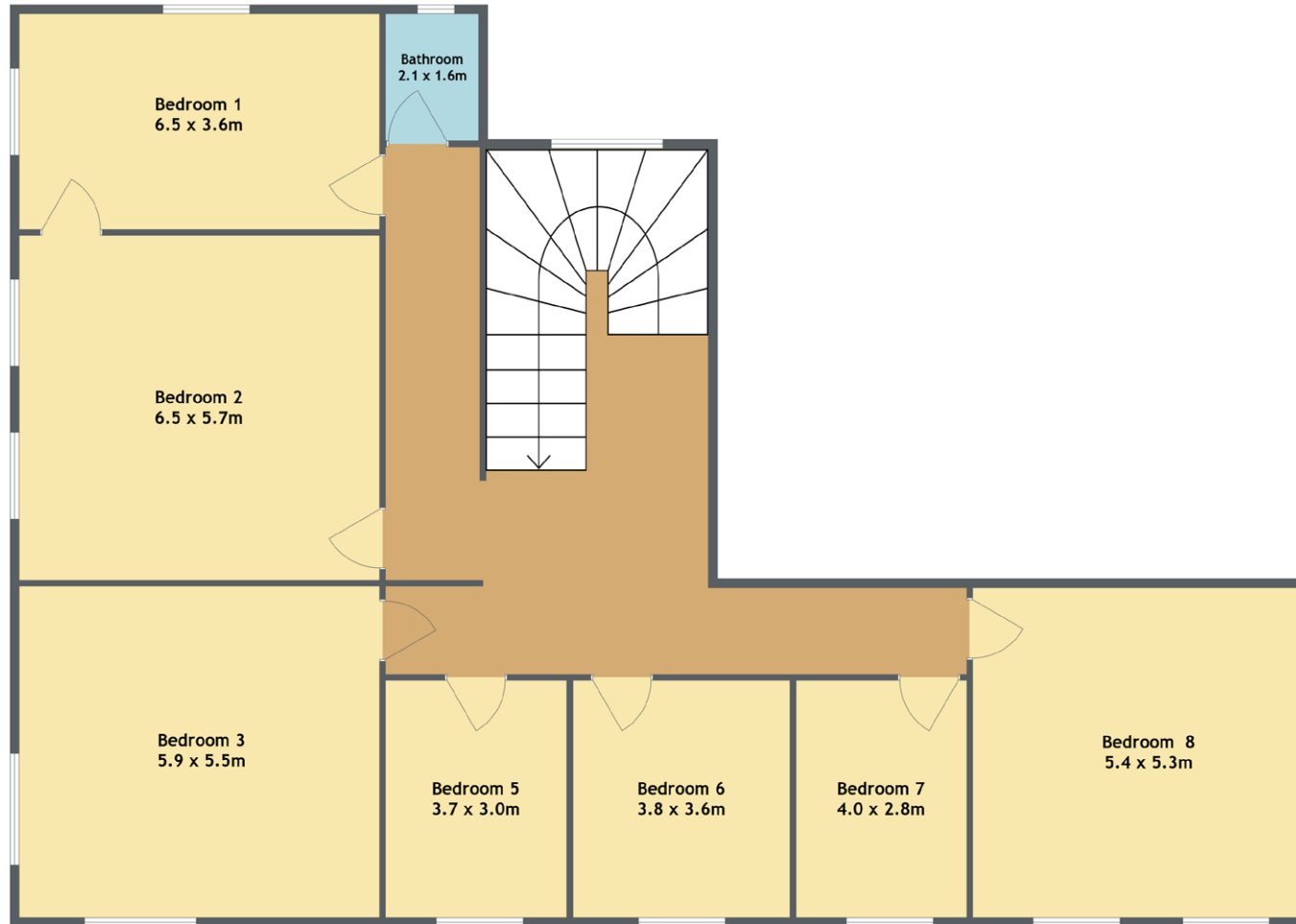
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## GARDENS & OUTSIDE

The immediate grounds surrounding Rath House are a defining feature of the property, with mature trees and established planting creating a private and sheltered setting that enhances its elevated position. The sweeping tree-lined avenue establishes a strong sense of arrival, while the gravel forecourt and formal setting complement the architectural presence of the house.

The gardens are laid out in a natural and informal manner, allowing the house to sit naturally within its surroundings. A pond positioned to the front provides an attractive focal point, reflecting the house and surrounding greenery while contributing to the calm and mature atmosphere of the estate.

A particularly special feature is the presence of a traditional walled garden, a classic element of historic estates offering both privacy and restoration potential. Historically used for fruit, vegetable and ornamental cultivation, the space now presents a wonderful opportunity to create a highly productive garden or beautifully enclosed outdoor retreat.

To the rear and side, two traditional stone courtyards add both character and functionality, offering an authentic glimpse into the historic workings of the property while providing versatile space for a variety of uses. The property also benefits from a separate rear entrance providing direct access to the yard and service areas, enhancing the overall practicality and functionality of the estate.

A particularly distinctive feature is the private chapel, a rare and charming inclusion that speaks to the heritage and individuality of the estate. Historically, such structures formed an integral part of country residences, serving both the household and wider community. Today, it offers a unique and atmospheric space suited to a variety of uses, from a quiet retreat to a studio or creative setting.

Together, the gardens, courtyards and surrounding grounds create a wonderfully atmospheric setting befitting a country residence of such character and historical significance.



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## LAND

Extending to approximately 52 acres, the lands at Rath House are of a highly manageable and appealing scale, suitable for a wide range of purchasers including those seeking a private residential estate, equestrian use or a quality holding in a convenient location.

The lands are predominantly in arable use and are understood to be of very good quality, complemented by mature trees and well-established natural hedgerows which provide shelter, definition and enhance the overall character of the holding. In addition, there are areas of grassland offering further flexibility for agricultural, equestrian or amenity purposes.

## SPECIAL FEATURES

- Distinguished country residence dating from c.1850
- Elegant two-storey over basement house
- Approx. 882 sq. m (9,494 sq. ft) of accommodation
- Approx. 52 acres of lands and mature grounds
- Elevated setting with views over the surrounding estate
- Approached via a sweeping tree-lined avenue
- Recessed gated entrance and gravel forecourt
- Original ha-ha to the front of the house
- Fine reception rooms with remarkable detailing
- Ceiling heights of approximately 4 metres in principal rooms
- Original sash windows, cornicing and joinery
- Domed conservatory attributed to Richard Turner
- Private chapel – a rare and distinctive estate feature
- Traditional stone courtyards
- Walled garden with restoration potential
- Basement level with cellar and conversion potential
- Attached derelict wing offering restoration opportunity
- Separate rear entrance to yard and service areas
- Mature trees, pond and established natural setting
- Re-roofed in the mid-2000s
- Principal front windows replaced in 2008
- Rewired and re-plumbed in the 1980s
- Excellent accessibility to Dublin City and Dublin Airport



**SALE METHOD:** Private Treaty

**TENURE:** Freehold

**BER:** Exempt

**SERVICES:** Mains electricity, oil-fired central heating, septic tank drainage, private well water supply.

## Selling Agents Details

**Clive Kavanagh MSCSI, MRICS**

**DIRECTOR**

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**Viewing:** Strictly by prior appointment with sole selling agents.

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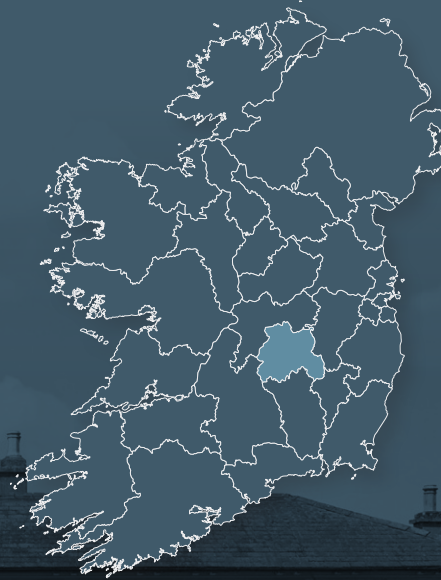
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**Portlaoise  
Town  
14km**

**Kildare  
Town  
20km**

**Dublin  
City Centre  
75km**

**Dublin  
Airport  
85km**