



*Newtown Cottage, Durrrow, Co. Laois*

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A most charming 4 bedroom country residence.

# Newtown Cottage...

Perhaps the prettiest property to ever come for sale in the region, Newtown Cottage is a dramatically beautiful stone residence enjoying a picture postcard parkland setting on a manicured site of c.1.2 acres.

Oozing immense kerb appeal, Newtown Cottage sits gently on its manicured lawns behind a beautiful low natural stone wall.

Drive through the stone gate pillars and into the crunch gravel driveway, the quality is immediately palpable. With sliding sash windows, stone facades, decorative barge boards and natural slate roof, the entire combines to create a masterpiece of period design. A welcoming entrance hall announces a home of distinction and detail. The hall leads to the magnificently impressive kitchen dining room. Filled with natural light and delightful views over the garden, this is the perfect space for family dining or entertaining. A feature fireplace adds to the warmth, and a feature bespoke kitchen confirms the property's country house credentials. The spacious sitting room enjoys exceptional light, with its picture windows overlooking the lawns, a beautiful stove provides great warmth and atmospheric comfort. To the end of this beautiful room is a relaxing sunroom offering 180-degree views over the entire grounds. A guest WC completes the ground floor accommodation.

A handcrafted staircase leads to the principal bedroom; a beautiful and spacious room with extensive wardrobe space and a picture window with beautiful views over the surrounding countryside. Off this room is a full ensuite bathroom.

Newtown Cottage has been designed as a four-bedroom residence; however it is currently laid out as 2 one-bedroom residences with the adjoining property almost mirroring the principal residence. The properties are cleverly joined by concealed doorways adjacent to the fireplaces and constructed in a fashion that allows for reversion to a four-bedroom residence with a modest outlay.





Outside, the pleasure gardens have matured to perfectly compliment the residence. Mature fruit trees, rolling lawns, decorative beds and stone walls complete a breathtakingly beautiful outdoor space.

Rubbing shoulders with some of the finest houses in the region, the property is located in Newtown, a prestigious neighbourhood just outside of Durrow, a thriving small town with exceptional amenities.

There is a selection of quality primary and secondary schools in the area, whilst sports and outdoor pursuits are superbly catered for.

Towns | Durrow 3 miles or 5 km, Abbeyleix 8.7 miles or 14 km, Portlaoise (train) 17.3 miles or 28 km, Naas 55 miles or 88 km, Kilkenny 18.6 miles or 30 km, Dublin City 70 miles or 114 km

Airports | Dublin International 77 miles or 127 km, Cork International 95 miles or 153 km, Shannon International 80 miles or 130 km

Ports | Dun Laoghaire 79 miles or 128 km, Dublin Port 82 miles or 133 km, Rosslare Port 77 miles or 125 km





*An idyllic country home.*

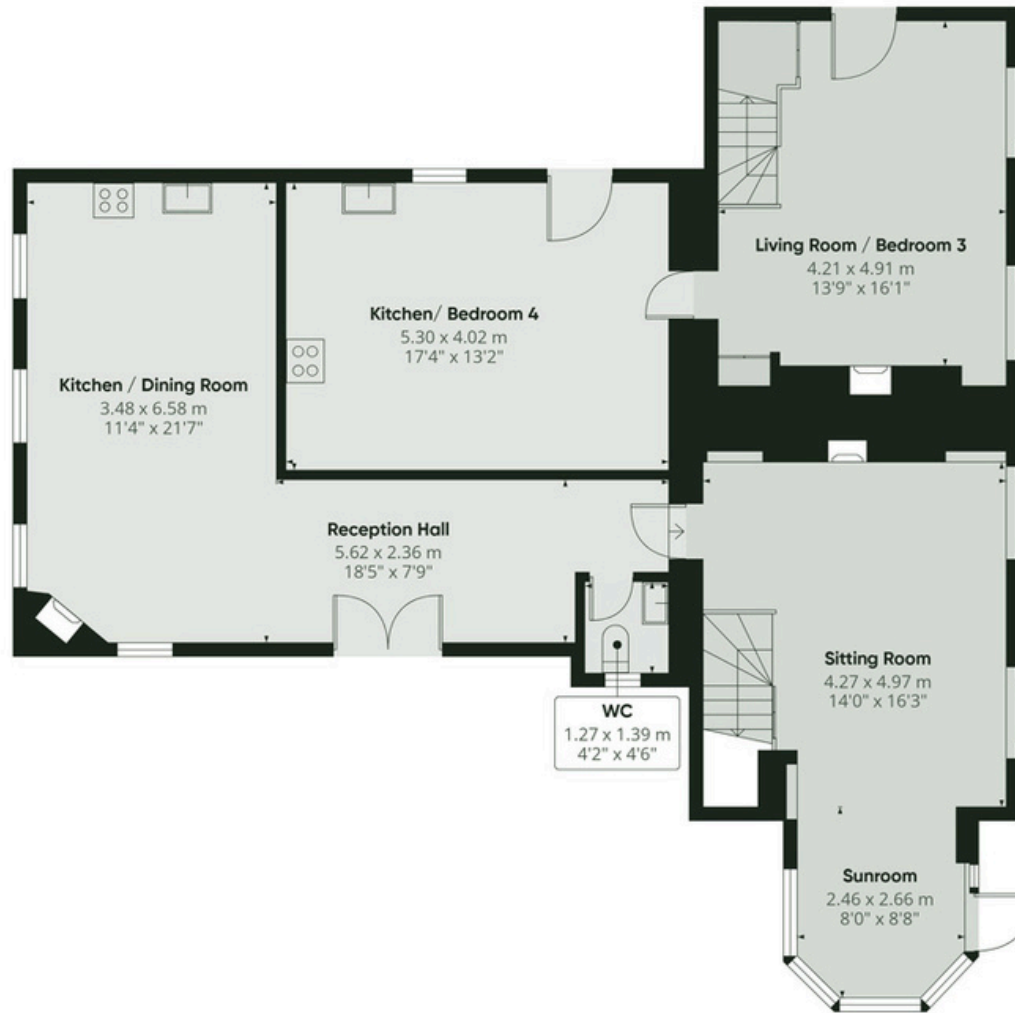




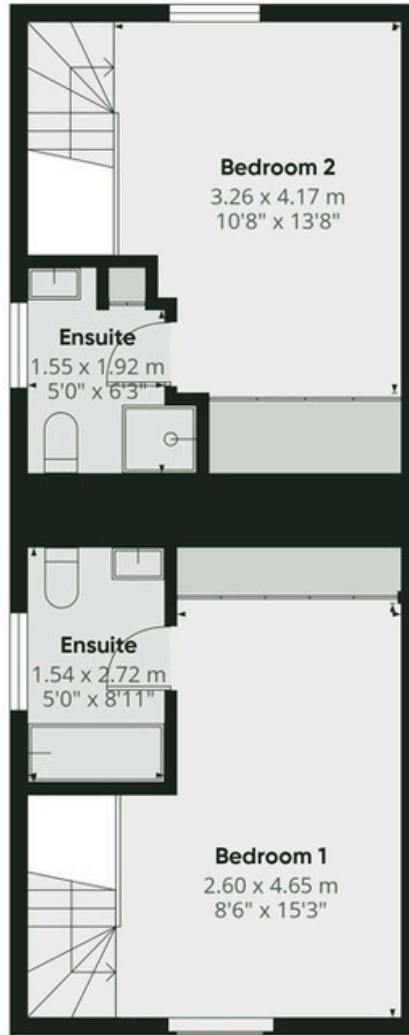
## Newtown Cottage Durrow.

Another beautiful  
floorplan created by  
the marketing team  
at Hume Auctioneers.

For Guidance Purposes Only



Ground Floor



Floor 1



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