



**MAGNIFICENT TWO STOREY GEORGIAN HOME WITH
GATE LODGE ON C. 21.35 ACRES**

EVERTON HOUSE, OLDERRIG, GRAIGUECULLEN, CARLOW, CO. CARLOW, R93 N7C9

GUIDE PRICE: € 1,100,000



PSRA Reg. No. 001536

**Everton House, Olderrig, Graiguecullen,
Carlow, Co. Carlow, R93 N7C9**

FOR SALE BY PUBLIC AUCTION

Thursday 9th October 2025 @ 3pm

Talbot Hotel, Carlow
(unless previously sold)

DESCRIPTION:

Everton House is a distinguished detached Georgian residence of exceptional character, set amidst a serene and mature setting just 3.5km from Carlow Town. Constructed circa 1800's, this impressive three-bay two-storey period home is full of classical features and charm, offering a rare opportunity to acquire a country estate with privacy, elegance, and convenience.

Extending to approximately 500 sq.m. (c. 5,382 sq.ft.), the residence is positioned at the heart of the holding, approached via a sweeping tree-lined gravel avenue accessed through electric gates. The land, extending to c. 21.35 acres (c. 8.6 hectares), is laid out in four grass divisions with mature tree boundaries, and includes c. 3.67 acres of established woodland, enhancing the tranquil and secluded ambiance.

Internally, the house showcases a wealth of period features including timber sash windows, working window shutters, high ceilings, decorative coving, and bow-fronted rooms, all contributing to the architectural merit and historical significance of this remarkable property. The layout is ideal for both family living and entertaining, with spacious reception rooms, a generous kitchen, six bedrooms (three en-suite), and additional study and office spaces.

The property also includes a beautifully presented 2 bedroom gate lodge, an array of outbuildings, equestrian facilities, and landscaped gardens, creating a complete country estate of rare quality and scale.

The grounds at Everton House are both extensive and picturesque. The lands are divided into four well fenced grass paddocks with post and rail divisions and mature tree shelter, making them ideal for equestrian or agricultural use. A further 3.67 acres of mature woodland lie to the rear, offering privacy and biodiversity.

The courtyard to the rear of the residence includes a lofted coach house (approx. 4.7m x 11m) with three loose boxes, a tack room, store, and potting shed. A separate American barn (approx. 11.4m x 11m) houses an additional three loose boxes and storage area.

Recreational amenities include a private tennis court and a floodlit all-weather arena. There is also a dedicated pump house/boiler house. The gardens are mainly in lawn with an enclosed rear garden, complimented by a paved patio area ideal for outdoor dining.

Positioned at the entrance, the gate lodge offers approximately 58.56 sq.m. (c. 630 sq.ft.) of accommodation with modern comforts and period charm. It includes a sitting room with cast iron fireplace and stove, kitchen/dining room, two bedrooms, and bathroom. The lodge has PVC double-glazed windows and electric heating.

ACCOMMODATION:

Entrance Hall : 13.60m x 1.50m
5.5 x 1.75m with tiled floor.

Drawing Room : 5.52m x 6.80m
Bow-fronted, timber floors, marble fireplace, 12ft ceilings, window shutters and decorative coving

Dining Room : 5.83m x 4.33m
Bow window, marble fireplace, insert stove, 12ft ceilings, coving, window shutters

Living Room : 6.35m x 3.80m
Oak floor, stove in marble fireplace, bow front, window seat, window shutters and coving

Study : 4.15m x 2.30m
Wooden floor.

Office : 4.86m x 3.80m
Wooden floor.

Back Hall/Boot Room :
Tiled floor.

Guest WC :
w.c., w.h.b., tiled floor, wood panelling.

Kitchen : 5.55m x 5.30m
Tiled floor, island, Miele hob, wood panelled ceiling, granite worktops, built-in ground and eye level presses, 2 oven oil-fired Aga, plumbed, s.s. sink unit, Stonestrow brick feature wall, extractor, window shutters and French doors leading to rear.

Pantry :
/Back Stairwell: Tiled floor and understairs storage.

Garage : 5.95m x 5.50m
/ Utility with s.s. sink unit, fitted presses and plumbed.

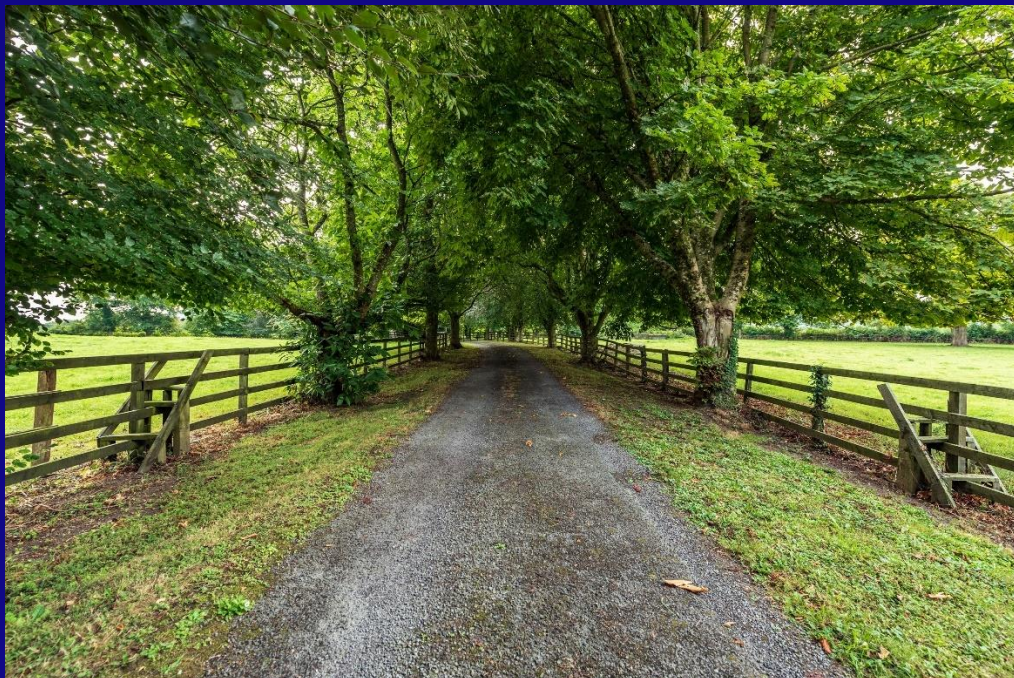
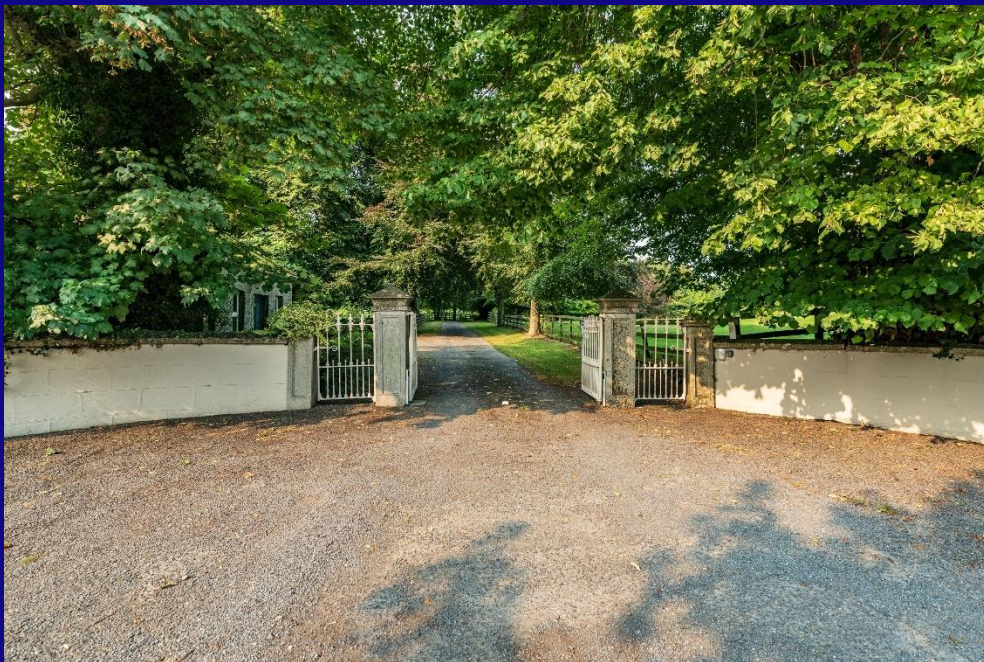
Guest Bathroom : 4.65m x 1.80m
Vanity w.h.b., fitted presses, w.c. and tiled floor.











First Floor Return

Bedroom 6 : 4.75m x 1.8m wood panel ceiling

First Floor

Bedroom 1 : 7.10m x 6.10m

Bow front, wooden floor, coving, wardrobe and window shutters.

En-Suite 1 : w.c., vanity w.h.b., electric shower and wooden floor.

Bedroom 2 : 6.08m x 4.50m

Walk-in wardrobe, marble fireplace, coving, window shutters and wooden floor.

En-Suite 2 : Pump shower, w.c., vanity w.h.b., fitted presses, wooden floor and window shutters.

Bedroom 3 : 6.30m x 3.80m

Split level, walk-in wardrobe, cast iron fireplace.

En-Suite 3 : Pump shower, w.c., vanity w.h.b., fitted presses, wooden floor and window shutters.

Bedroom 4 : 4.93m x 3.85m

Wooden floor and window shutters.

Bedroom 5 : 4.20m x 2.33m

Window shutters, wooden floor and window seat.

Bathroom : 4.35m x 2.50m Wooden floor, bidet, window shutters, cast iron stand alone bath, w.c., vanity w.h.b. and fitted presses.

Hotpress : Walk-in

OUTSIDE:

Gardens mainly in lawn with an enclosed rear garden, complimented by a paved patio area. Courtyard with lofted Coach House, 3 loose boxes, tack room, store and potting shed. American barn with additional 3 loose boxes and storage area. Floodlit all-weather arena. Tennis court, pump house/boiler house. Gate Lodge c. 58.56 sq.m. (c. 630 sq.ft.). Land laid out in 4 well fenced grass paddocks post and rail divisions and c. 3.67 acres of mature woodland to the rear.

SERVICES:

- Mains and private water supply.
- Oil-fired central heating.
- Septic tank drainage.
- Electricity.
- Electric entrance gates.
- Refuse collection.

FEATURES:

- Oil fired Aga cooker.
- c. 21.35 Acres (c. 8.6 Hectares).
- Period residence extending to c. 500 sq.m. (c. 5,382 sq.ft.) of accommodation.
- Sash windows with window shutters.
- High ceilings.
- 2 bedroom Gate Lodge.
- 3½ km to Carlow Town Centre.
- Tennis Court.
- Selection of outbuildings.
- Floodlit all weather arena.
- Quiet mature setting.

AMENITIES:

Carlow has a wealth of amenities on your doorstep including Carlow Shopping Centre and The Fairgreen Shopping Centre with such retailers as Penneys, Tesco, Next, JD Sports, River Island, Peter Marks along with many other shops and boutiques. The town has a wealth of sporting activities including GAA, rugby, soccer, tennis, hockey, boxing, athletics, rowing, golf, canoeing, park run and Graiguecullen 25 metre heated swimming pool. The town has the benefit of good road and rail infrastructure with the Carlow railway station linking Dublin with Waterford along with the bus route and M9 Motorway access at junction 5 (c. 10 km).

SOLICITOR:

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