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COOLOGMARTIN HOUSE

DONADEA, CO. KILDARE, W91 F6HF.

ON C. 40 ACRES



A SUPERB EQUESTRIAN FARM WITH PERIOD RESIDENCE & YARD ON 40 ACRES OF TOP-QUALITY LAND

Coologmartin is a compact farm with a period home and extensive yard on about 40 acres of top-quality land. It occupies a private position within County Kildare but is easily accessible to a range of destinations including:

- Johnstownbridge 9km
- Prosperous 11km
- Kilcock 15km
- Naas 22km
- Maynooth 18km
- M4 10km
- M7 20km
- Dublin 43km

Coologmartin House is approached via recessed electric gates leading to a tree lined avenue. The original building, which is shown in the Ordnance Survey maps of 1837, may have been a coach house before various extensions were added giving the current floor area of circa 230 sq.m (2,475 sq.ft). It has accommodation over two floors and is in excellent condition throughout with 3 reception rooms on the ground floor and 4 bedrooms on the first floor (1 ensuite).

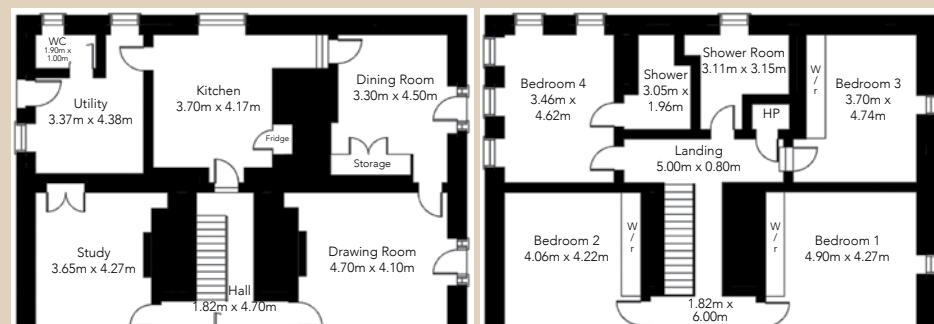
GROUND FLOOR

Granite Porch at the front door opens into hall.

Hall	Oak floor; doors to study, drawingroom and kitchen; stairs to upper floors.
Study	Oak floor, restored marbleised slate mantelpiece over fireplace with gas fire insert, built-in book cupboard and shelving.
Drawing room	Double aspect, oak floor, restored marbleised slate fireplace with gas fire insert, French window to terrace, doors to hall and diningroom.
Dining room	Oak floor, French window to flagged terrace, door with stained glass insert to kitchen.
Kitchen	Tiled floor, hand-made oak fitted cupboards, granite worktops, Stanley range with exposed brick surround, Belfast sink with 3 way tap (mains and well water), Neff single gas hob (wok burner), refrigerator, dishwasher, Siemens oven/microwave/grill, doors with stained glass inserts to diningroom, hall and utility.
Utility	Of very generous size, tiled floor, hand-made oak fitted cupboards, granite worktops, Belfast sink, washing machine, freezer, "Eurocave" wine fridge, door to guest WC, back door with small granite porch to sheltered flagged patio.

FLOOR PLANS

For informational purposes only, not to scale.
Gross internal area - Approx 230 sq.m / 2,475 sq.ft



Ground Floor

First Floor

FIRST FLOOR

Landing with doors to bathroom, hot press and bedrooms.

Bedroom 1	A very spacious room, double aspect overlooking the front garden and arena, with a whole-wall built-in wardrobe.
Bedroom 2	Spacious, views over front garden and fields, large built-in wardrobe.
Main bathroom	Tiled to half height, w.h.b., w.c. with high level cistern, large shower, heated towel rail, heated floor.
Bedroom 3	Approached by two steps from the landing, built-in wardrobe/linen storage cupboard.
Bedroom 4	Windows overlooking back garden and house courtyard, built-in wall bookcase/display shelves
Ensuite	Tiled, with w.c., shower and w.h.b.

Access to loft.

The gardens are a feature of the property with lawns to the front flanked by mature deciduous trees, flower beds and herbaceous borders. A fruit and herb garden is also provided to the rear of the house and this is sheltered by the mature trees and stone walls.





OUTBUILDINGS & YARD

The outbuildings at Coologmartin are a combination of traditional and modern construction and are conveniently located to the rear of the house with separate access. Immediately behind the house is a charming stone outbuilding which would be suitable for any number of uses. The farmyard currently provides the following:

- 14 loose boxes, tack room, canteen and wc.
- Floodlit competition standard arena (sand & fibre) c. 1350 sq.m.
- Wash bay
- Horse Walker
- Range of ancillary stores

While the farmyard is presently used for equestrian purposes it offers flexibility for a variety of uses depending upon a purchaser's interests.

IDEAL FOR TRAINING, SALES PREP, LIVERY OR SPORT HORSE ENTHUSIAST

GENERAL INFORMATION

LAND

The land extends to about 40 acres and is in a regular shaped block. It is all in grass with access off the tarmacadam avenue and bounded by mature hedges and trees which provide excellent shelter. The hedgerows are a feature of the farmland with many native species all planted by the current owners. The fields are fenced for livestock by a combination of post-and-rail and wire fences.



AMENITIES

Shopping: Kildare Village, Whitewater Newbridge, Liffey Valley & Dublin city.

Golf: Moyvalley, Highfield, KClub and Carton House.

Racing: The Curragh, Punchestown, Naas, Kilbeggan and Fairyhouse.

Hunting: Meath & Westmeath Foxhounds.

Schools: Primary and Secondary in the adjoining towns.

SERVICES

Mains water and well facility, septic tank, ESB, oil fired central heating, alarm and telephone.

TENURE AND POSSESSION

Freehold

FIXTURES AND FITTINGS

All moveable items including furniture, light fittings, blinds, curtains and garden statuary are expressly excluded but some items are available through separate negotiation.

PADDY JORDAN / CLIVE KAVANAGH

paddy@jordancs.ie / clive@jordancs.ie



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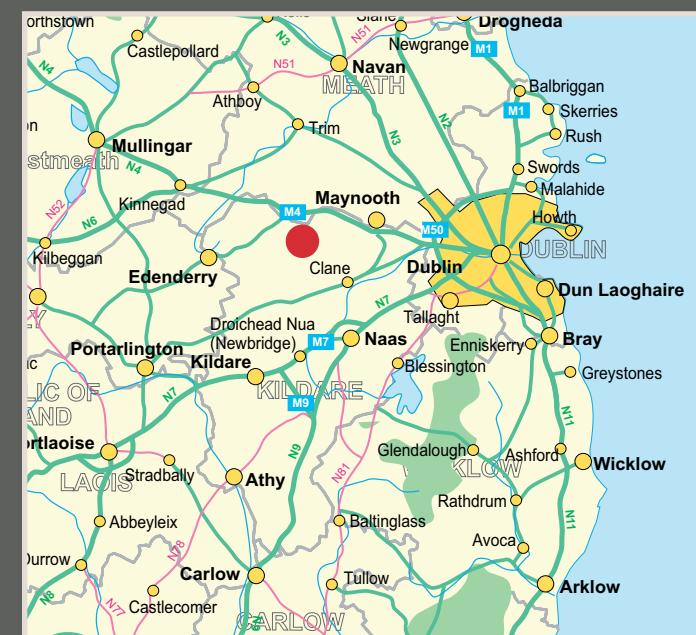
FOR SALE
BY PRIVATE TREATY



DIRECTIONS

FROM DUBLIN

Take the N4/M4 west. Follow road until reaching Junction 7 (signposted for Maynooth/Naas). Exit at Junction 7 and at the roundabout take the R406/Straffan Road. Travel for about 3 kilometres then turn right onto the L5037 and continue for about 3.8 kilometres until reaching a crossroads. Continue straight onto the L1010 and travel on this road for about 10 kilometres. The entrance to Coologmartin is on the left immediately before reaching a junction signposted "Johnstownbridge 8/Donadea 6".



Edward Street, Newbridge, Co. Kildare, Ireland

045 433550

www.jordancs.ie