



“WOODVILLE”

PORTLAOISE, CO. LAOIS.

On c. 18 Acres (7.28 ha)

*A unique property with charming Georgian Residence
and Gate Lodge on c. 18 Acres (7.28 ha) of parkland
and amenity grounds with mature timber.*

For Sale By Public Auction

Tuesday 10th October @ 3.00pm

In Midland Park Hotel (Formerly Heritage), Portlaoise

(unless previously sold)



JORDAN 

Auctioneers, Estate Agents &
Chartered Valuation Surveyors

Tel: 045-433550

“WOODVILLE”

Portlaoise, Co. Laois. On c. 18 Acres (7.28 ha)



Built originally in the 1800s, this is a delightful family home in a wonderful parkland setting, ideal for a family involved in country pursuits. The entire is set back from the road and approached via a recessed tree lined avenue, with superb mature trees.

The residence comprises c. 436.6 sq.m. (4,700 sq.ft.) of accommodation, whilst a new roof was put on 6 years ago, the house would benefit from an upgrade. The rooms are well proportioned and ideal for entertaining.



Portlaoise is strategically located on the M7 giving direct motorway access to Dublin 90km, Cork 170km and convenient to Kildare, Carlow (38 km), Kilkenny (50km) and Tullamore (34 km). Portlaoise is served by regular train and bus services to Dublin.



THE ACCOMMODATION INCLUDES:

PORCH: 3.0m x 3.0m

HALL: 4.35m x 9.91m
Marble fireplace with Victorian inset, cornice, original timber floors and winding staircase.

DRAWING ROOM: 7.18m x 4.92m
Cornice, Kilkenny marble fireplace with Victorian inset, 11ft ceilings.

DINING ROOM: 4.93m x 7.31m
Cornice, Georgian white marble chimney piece decorated in the Bossi style, with three curved classical panels on top, decorated with inlaid marble panels. Original timber floors.

MORNING ROOM: 4.85m x 3.79m
Fireplace

KITCHEN: 6.13m x 3.57m
4 Oven Aga Cooker, built in presses.

BACK HALL

UTILITY: 2.10m x 3.45m
Fully plumbed with sink unit and built in presses.

LAUNDRY: 2.92m x 4.59m
Boiler, sink unit, built in presses.

OFFICE: 4.26m x 3.27m

BATHROOM / CLOAKROOM:
Wc, whb, tiled floor.

FIRST FLOOR:

GALLERY LANDING: 4.79m x 5.81m

BEDROOM 1: 4.79m x 4.64m
Fireplace.

BEDROOM 2: 4.56m x 4.72m
Fireplace.

BATHROOM:
Bath, wc, hot press, bidet.

BEDROOM 3: 4.50m x 3.96m
Fireplace.

BEDROOM 4: 5.28m x 4.87m
Linking to bedroom 3 above with fireplace.

BEDROOM 5: 4.71m x 4.84m
Fireplace

BEDROOM 6: 3.91m x 3.80m
Fireplace

BATHROOM:
Bath, whb, shower, bidet, storage, towel rail.

*Viewing Strictly By Appointment
with the Sole Selling Agents*

OUTSIDE:

Delightful front garden with terraced lawn, raised flowerbeds and many mature specimen trees including beech, oak and ash, ensuring a mature timbered setting and privacy. Walled garden.

GATE LODGE:

There is a charming gate lodge located inside the main entrance and although in need of renovation it has the potential to make a lovely guest suite, office or studio.

COURTYARD:

Includes 3 loose boxes, car port, 2 garages and barn.

THE LAND:

The land is laid out in 4 well sheltered paddocks with mature hedgerows and trees with extensive road frontage ensuring easy access.

TITLE: Freehold

PLANNING:

The Local Authority for the area is Laois County Council and adjoins the development boundary under the Portlaoise Local Area Plan 2012 – 2018. We understand 'Woodville' is a Protected Structure.

SOLICITOR:

Patrick White & Co, 25 Fitzwilliam Square, Dublin 2

SERVICES:

Mains water, septic tank, ESB, telephone, oil fired and storage heating and alarm.

BER: Exempt

AMENITIES:

Hunting:

Laois and within boxing distance of Kildares – Kilkennys – South Counties.

Golf:

Abbeyleix, The Heritage Killenard, Mountrath.

Shopping:

Portlaoise, Kildare Village Retail Outlet, Whitewater Shopping Centre Newbridge.

Racing:

Curragh, Punchestown, Naas and Gowran.

Walking & Cycling: in Slieve Blooms.

Schools:

Primary & Secondary in Portlaoise, Kilkenny College, Heywood, Roscrea, Knockbeg.



DIRECTIONS:

FROM DUBLIN: Take the M7 south bound and exit at Junction 17 and proceed over the motorway towards Portlaoise town centre. The Midway Hotel and Foodcourt will be on your right. Take the next immediate right after this and proceed straight down that road. The property will be on your right with a **Jordan sign**.

FROM LIMERICK: Take the M7 north bound and exit at Junction 17 and proceed towards Portlaoise town centre. The Midway Hotel and Foodcourt will be on your right. Take the next immediate right after this and proceed straight down that road. The property will be on your right with a **Jordan sign**.

NOTE: 100 Acres at Meelick, Portlaoise adjoins the property and will be offered for sale by Public Auction on the same day.



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Edward Street, Newbridge, Co. Kildare, Ireland.

Ph: +353 (0)45 433 550 Fax: +353 (0)45 434 122 e: info@jordancs.ie www.jordancs.ie