

FOR SALE BY PRIVATE TREATY

'KISHAVANNA FARM' Carbury, Co. Kildare.

A SUBSTANTIAL RESIDENTIAL FARM ON C.86 ACRES (34.78 HA)

Kildare/Offaly border

1km Edenderry, 16km Kinnegad (M4)
& 60km Dublin.

- Substantial farm on the edge of Edenderry.
- Extensive yards and accommodation for 200 cattle.
- 4 bedroom bungalow extending to 148 sq.m (1600 sq.ft).
- Land all in one block with frontage to River Boyne.
- Possible long-term potential.



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JORDAN 

Auctioneers, Estate Agents &
Chartered Valuation Surveyors

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'KISHAVANNA FARM' Carbury, Co. Kildare.

LOCATION:

The property is located in the towns land of Kishavanna approximately 1km from Edenderry on a local road which services the surrounding hinterland. Edenderry Golf Club adjoins the property. Edenderry, the second largest town in Co. Offaly is located approximately 60 km west of Dublin City. As well as benefiting from a large commuter population Edenderry also serves a large rural catchment area, incorporating East Offaly and North West Kildare.

THE PROPERTY:

The property is a self-contained farm on circa 34.79 hectares (86 acres) with bungalow and yard:

Bungalow on circa 0.480 hectares (1.18 acres)

The bungalow is set back from the road and approached via a private recessed entrance. Extending to approximately 148 sq.m (1600 sq.ft) with an extension added in the early 1990's the house is in good condition with kitchen, dining room, living room, bathroom and 4 bedrooms (1 en-suite). The property has oil fired central heating and single glazed windows. Outside there is landscaped gardens and a shed.

Yards

The yards are located adjacent to the dwelling house with their own separate entrance and are mostly under concrete. They comprise a range of sheds and buildings including; hay sheds with lean – to's, dry sheds, slatted sheds, silage pits and ancillary stores. There is accommodation for circa 200 cattle on slats.

Land

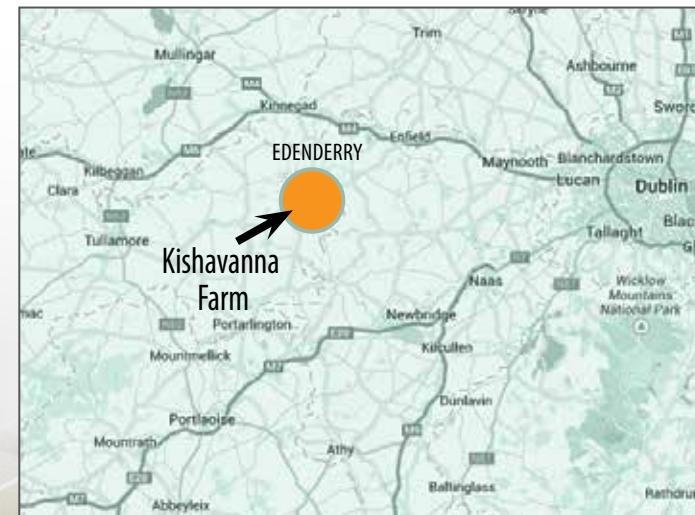
The lands extend to circa 34.3 hectares (85 acres) and are laid out in the one block. There is frontage onto the local road and Edenderry Golf Club adjoins the land on one side with the River Boyne on the other side. The land is all in grass in a number of divisions with electric fencing provided internally to divide the fields into various paddocks. There is an internal roadway through a section of the farm and the upper end of the land is all good quality having been very well managed and maintained.

TITLE: Freehold

SOLICITOR: Reidy Stafford Solicitors, Newbridge, Co. Kildare

SERVICES: We understand that private water, septic tank drainage, ESB and telephone available at the property.

BER: D2, 284.02 kWh/m²/yr



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VIEWING STRICTLY BY APPOINTMENT FROM SOLE SELLING AGENTS



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