



FOR SALE BY TENDER

STRAFFAN LODGE

STRAFFAN, CO. KILDARE



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A unique property with charming Georgian residence on c. 33.48 acres (13.54 ha) of mature timbered setting with total privacy, situated in the quaint village of Straffan.

Straffan is strategically located between the M7 and M4 about 30km from Dublin City, 37km Airport, 15km Naas, 5km Celbridge on the River Liffey. The property is opposite the famous K Club Hotel and Country Club and 30 mins drive to Dublin City Centre and Dublin Airport.

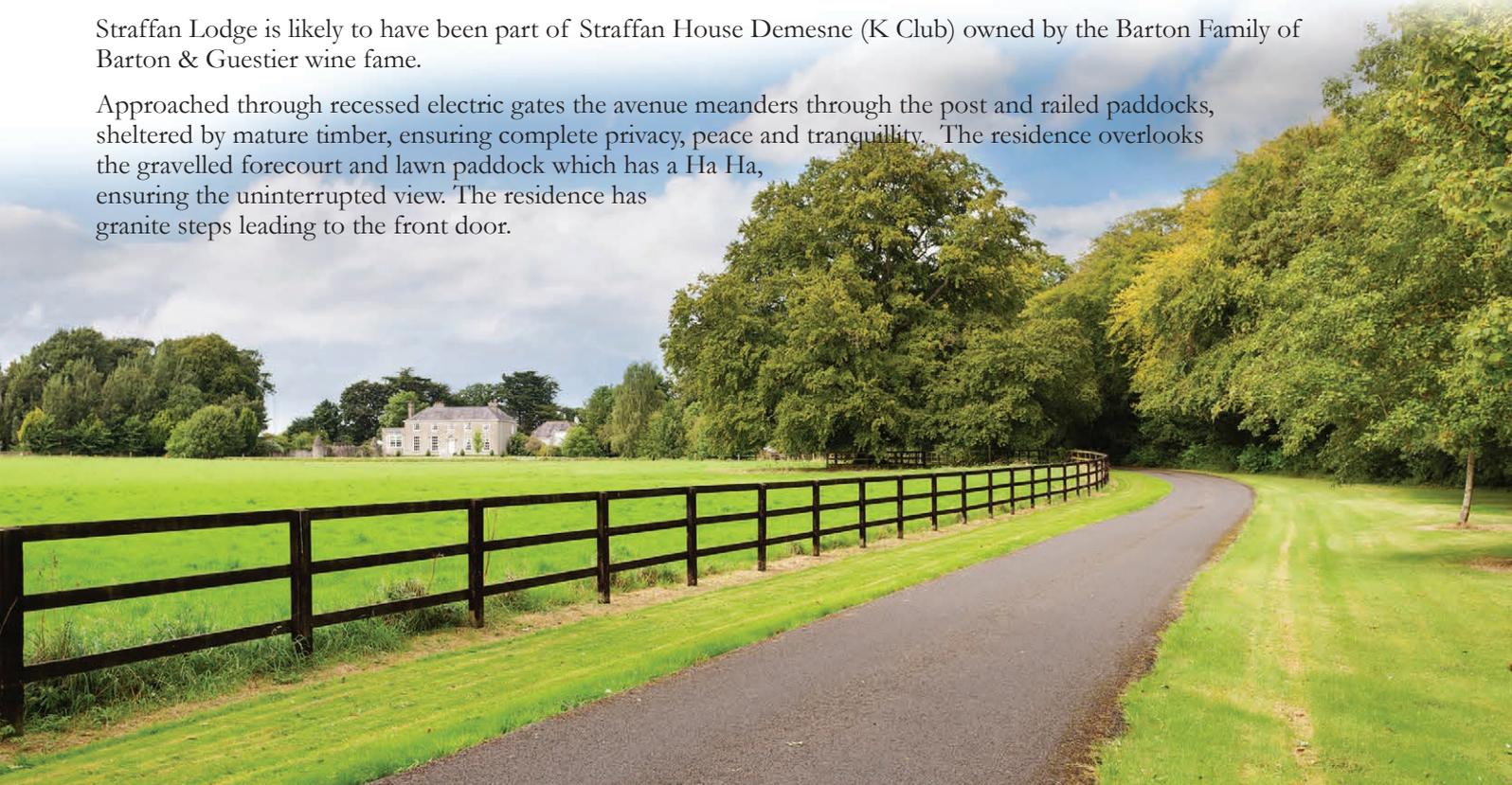
DESCRIPTION:

Straffan Lodge which comprises c. 5,000 sq.ft. of bright spacious living accommodation, plus guest annexe 1,340 sq ft. is in a wonderful mature timbered setting on the edge of the Village. Originally dating from the 1700's, it is believed that the front section dates from the 1820s. A family called Whitelaw lived there until 1909 when it was bought by Francis Bacon's father. Bacon spent much of his childhood there until he moved out after a row with his father in 1926 and went on to become one of the Internationally most sought after 20th Century painters, during his own lifetime.

The Bacon Family sold it in 1932 to a well known surgeon Dr. Cahill. Straffan Lodge was then sold to Robert Guinness in 1968 and the vendors bought it in 1989.

Straffan Lodge is likely to have been part of Straffan House Demesne (K Club) owned by the Barton Family of Barton & Guestier wine fame.

Approached through recessed electric gates the avenue meanders through the post and railed paddocks, sheltered by mature timber, ensuring complete privacy, peace and tranquillity. The residence overlooks the gravelled forecourt and lawn paddock which has a Ha Ha, ensuring the uninterrupted view. The residence has granite steps leading to the front door.



ACCOMMODATION:

Ceilings 3.5m (11½ ft)

GROUND FLOOR

Main Hall	9.5m x 2.2m	Timber floor, fanlight, cornice.
Magnificent Drawingroom	7.0m x 5.0m	Fireplace, marble chimney piece, centre rose, cornicing, inset drinks cabinet, window shutters.
Diningroom	7.5m x 4.2m	Antique marble fireplace, with fine brass 18th century grate, window shutters, cornicing, fitted bookshelves.
Study	4.3m x 3.7m	Woodburning stove.
Office	3.0m x 3.0m	Fireplace, fitted bookshelves.
Back Hall/Cloakroom	w.c., w.h.b.	
Kitchen/ Breakfast room	6.3m x 4.3m	2 oven Aga, sink unit, fitted ground and eye level presses, island unit, Neff double oven and hob, bow window overlooking lawn, French door to decked patio and garden.
Utility	5.0m x 3.0m	Range of fitted cupboards, ground and eye level presses.
Back Hall		Range of linen and delph cupboards.

UPSTAIRS:

Master Bedroom	7.0m x 4.3m	Very spacious with range of built in wardrobes and presses.
Ensuite Bathroom		Bath, w.c., w.h.b., hot towel rail.
Bedroom 2	4.8m x 4.1m	Range of built in wardrobes and presses.
Ensuite Bathroom		Bath, w.c., w.h.b., wardrobe and hot towel rail.
Bedroom 3	4.5m x 3.4m	w.h.b.
Bathroom	3.5m x 3.0m	Fully tiled, double shower, hot towel rail, w.c., w.h.b., hot press.
Bedroom 4	4.5m x 3.8m	w.h.b., fireplace.
Bedroom 5	3.0m x 3.2m	w.h.b., fireplace.





BASEMENT: includes:

- Games Room (Snooker) 6.5m x 4.7m
- electric heating
- Boiler Room
- Tack Room with Belfast sink
- Gun Room/Store
- Wine cellar

OUTSIDE:

- Enclosed compact walled garden, mainly in lawn with various flower beds, and climbers.
- Astro turf tennis court.
- Fruit/berry garden enclosure.
- Yard includes: 2 loose boxes, 3 garages, wood storage



Separate back avenue to yard and stables.

GUEST ANNEXE:

A detached two storey 1,340 sq.ft. (125 sq.m.) house, ideal granny flat, au pair or outside office. In excellent condition it comprises:

Entrance Hall:	3.7m x 3.1m	Timber floor, understairs storage, alarm.
Livingroom/ Kitchen:	8.2m x 4.1m	Timber floor, wood burning stove, built in pine cupboards, integrated fridge, washing machine, Miele hob and oven, French doors to gardens.
Bedroom 1:	3.7m x 3.1m	
Ensuite:		Bath, w.c., w.h.b., tiled floor.
UPSTAIRS:	Landing – panelled ceiling	
Bedroom 2:	4.4m x 4.0m	Walk in wardrobe, shower.
Bedroom 3:	3.6m x 5.7m	Built in wardrobe.
Bathroom:		Bath, w.c., w.h.b., hot press.

OIL FIRED CENTRAL HEATING

OUTSIDE:

- Games changing area – shower, w.c., w.h.b.
- Equipment storage – gym.

AMENITIES IN THE AREA include:

- Horseracing at Naas, Leopardstown, Curragh, Punchestown and Fairyhouse.
- Fishing on nearby Liffey.
- Hunting with the Kildares, Ward Union and South County.
- Golf at K Club, Carton House whilst Portmarnock is 40 mins drive, Naas, Rathsallagh.
- Shopping in City Centre 30 mins while Kildare Retail Village Outlet is only 30 mins (Exit 13 on M7).
- Schools: Primary – Straffan
Secondary – Clongowes, Kings Hospital, Clane
- Train Station: Maynooth (Sligo Line)
– Connolly Station 30 mins
Hazelhatch – Heuston Station 20 mins
- Bus Service to City: every hour from Straffan.

THE LAND:

All in permanent pasture with tremendous shelter and piped water to all paddocks. Laid out in 5 divisions including 3 paddocks with separate avenue access to yard and paddocks. Extensive road frontage.

PLANNING:

The property is within the jurisdiction of Kildare County Council and is contained within the County Development Plan 2017 – 2023. The entire currently adjoins the development boundary. The house is classified as a Protected Structure (ref: B1 -474) within the County Plan. It should be noted that part of the lands are sterilised.

EXCLUDED:

All fixtures and fittings are excluded from the sale including garden statuary, light fittings, pelmets and corner cupboards.

BER: Exempt

SERVICES:

Mains water, septic tank drainage, broadband, alarm, oil fired central heating.

SOLICITOR:

Gartlan Furey, 20 Fitzwilliam Square, Dublin 2 – 01-7998000

TENDER:

Tenders to be submitted to the offices of Gartlan Furey, 20 Fitzwilliam Square, Dublin 2 by 3pm on Monday 3rd July 2017, marked “Straffan Lodge”.





DIRECTIONS:

From Dublin City: take the N7 (Naas Road) and at Kill take the Straffan Exit 7. After approximately 4 miles go over the Liffey Bridge and into the village of Straffan. On your left you will see the Church of Ireland Church, turn left and after about 300 metres the property is on the right, a recessed entrance with electric gates.

From N4/M4 Route: heading towards Galway/Sligo/ West continue on this road past the Lucan Spa Hotel and on to the M4 Motorway. Exit Motorway at Naas/ Straffan (Exit 7)/ Maynooth signpost and take exit for Naas. Continue for approximately 5 miles to a roundabout at Barberstown and go straight across into the village of Straffan. In the village at the Church of Ireland Church turn right and the property is approximately 300 metres on the right, a recessed entrance with electric gates.

From South and Naas: go north on the N7 at Kill take the Straffan Exit 7, after approximately 4 miles (7km) go over the River Liffey bridge past the K Club entrance and at the Church of Ireland Church on the left turn left, the property is 300 metres on the right hand side, a recessed entrance with electric gates.



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