



Coonan
PROPERTY

SHERWOOD PARK HOUSE, KILBRIDE, BALLON, CO. CARLOW

ON APPROX. 90 ACRES IN ONE OR MORE LOTS.



SUMMARY

- A stunning Georgian three storey over basement period property approached through a significant gated entrance on approx. 90 acres with extensive road frontage of over 1km
- Beautiful views over the rolling parklands towards Altamont Gardens
- Sherwood Park House is in a delightful private setting, well set back off the road through a fabulous entrance
- The lands spilt by a public road, are of top quality with extensive road frontage and are mainly in tillage
- It is a perfect hideaway from city life, and yet remarkably close to all the amenities of Dublin and its surrounds

Type of Transaction

For Sale by Public Auction Thursday, 20th October 2022 at 3pm at the Mount Wolseley Hotel, Tullow, Co. Carlow.

- Lot 1 - Period residence and yard on approx. 16 acres (6.5 ha)
- Lot 2 - Derelict cottage on approx. 74 acres (29.9 ha)
- Lot 3 - The entire on approx. 90 acres (36.4 ha)

DESCRIPTION

Sherwood Park House is an enchanting period property which is nestled in a rural location that offers stunning views of the County Carlow countryside.

It is a detached five-bay, three-storey over basement property brimming with original features and steeped in history. It was built c. 1750 by Arthur Baillie, a Kildare man and son of renowned Robert Baillie, whose tapestries depicting the Battle of the Boyne and the Siege of Derry have hung in Parliament House in Dublin's College Green for centuries. He was also the brother of William Baillie, an engraver considered one of the most accomplished of his time. Ingenuity, creativity, and good taste ran in the Baillie family, and nobody could disagree once they cross the threshold of Sherwood Park House.

This classical beauty is approached via a tree lined gravel drive and proudly sits in all its Palladian glory. The symmetrical style of architecture was very popular in the mid 1700's and gives the property a noble appearance. Once you step into the main entrance hall however, what greets you is a beautiful, warm, and luxurious home. The feature staircase is the first thing to greet you and is a fine example of what is to come. The property

has lofty ceilings throughout. Sash windows, cast iron fireplaces and original joinery are also to be found, as are picture rails, paneled archways, and cornicing. The list is plentiful and makes for a phenomenal listing.

Accommodation itself in Sherwood Park House is superb. There is a large drawing room, dining room, breakfast room, kitchen, and utility. There are also five extremely generous bedrooms in all and a host of bathrooms available. The basement has good ceiling height, in keeping with the style of the property and is divided into five separate rooms. There is so much choice in this property you may need to take a minute. If you do, we suggest the feature landing on the first floor, which has views for miles across the landscape and is truly formidable.

Outside the property there is a beautiful garden with lawn. There are two yards to the rear with various outhouses. This breathtaking residence offers a real chance to own a piece of history and yet build a fantastic future in County Carlow.





For identification purposes only.



LOCATION

Sherwood Park House is located in the townland of Kilbride approx. 23km from Carlow town and a short distance from the village of Ballon.

There are a number of amenities available in Ballon including Ballon National School, church and community hall on the Main Street. The village is served by Bus Éireann, route 132, several times a day to Dublin via Tullow and Tallaght. In the other direction the route serves Kildavin and Bunclody. A number of Ring a Link and Wexford Local Link buses also serve the village.

Both Carlow railway station and Muine Bheag railway station are approximately 18km away.

Carlow town is also easily accessible from Sherwood Park House and has fantastic connections to the rest of the country due to its excellent position off the M9 Motorway. Dublin City Centre can be reached by car in just over an hour, as can Dublin Airport. Rosslare is also only an hour and twenty minutes away on the N80, giving superb access to Rosslare Europort. Carlow is extremely well serviced by train to Heuston Station as it is on the Dublin – Carlow – Waterford line, and for travel by bus there are a number of Bus Eireann and private bus routes to Dublin and many other towns.



ACCOMMODATION

Main House Ground Floor Accommodation

Entrance hallway

6.9m x 5.1m
Feature staircase, cornice, paneled archways around doors and stairs to basement.

Drawing room

6.7m x 5.7m
Feature fireplace with cast iron hearth, picture rail, feature cornice and shutters to all windows.

Dining room

5.7m x 6.7m
Feature fireplace, picture rail, large cornice, stove and shutters to all windows.

Breakfast room

4.8m x 3.1m
Double oven Aga, fitted wall and floor units.

Kitchen

6.5m x 3.4m
Fitted floor and wall units, stainless steel sink and plumbed for dishwasher

Utility

2.5m x 3.5m
Plumbed for washing machine and sink.

Bathroom off utility

With w.c., bath, w.h.b., half tiled walls

1st Floor Accommodation

Feature landing

Three feature windows with views across the countryside.

Bedroom 1

5m x 5.6m
Feature cornice, dado rail and cast-iron fireplace with slate hearth. Walk in wardrobe.
Ensuite Bath, w.c., w.h.b. and half tiled walls.

Bedroom Suite

5.8m x 5m
Feature cornice, built in wardrobes
Walk in wardrobe
Bathroom - 3m x 1.9m
w.c., bidet, partially tiled, bath and separate shower

2nd Floor Accommodation

Landing

Leading to fire exit.

Bedroom 3

6.6m x 5.5m
Ensuite Bath, w.c., w.h.b., electric shower

Bedroom 4

3.8m x 3.3m

Bathroom

2m x 5.1m
Bath, w.c., w.h.b. and separate shower

Bedroom 5

2.2m x 5.6m
Ensuite Bath, electric shower, w.c. and w.h.b.

Basement

Split into 5 separate rooms with flagstones and fireplace. Half landing off basement stairs leading to rear garden.

Shower room

w.c., w.h.b., bath with separate shower.

Grounds and Gardens

The property is entered through a stunning recessed gate way and also has a separate entrance to the yard and lands. The main gates lead you to mature gardens surrounding the house with many mature specimen trees. Off the secondary entrance there is a walled in garden which frames the paddock fronting the road and yard access.

The top quality lands are laid out in grass and (mainly tillage) and have extensive frontage extending to over a kilometre. The lands are split by L6060 and to the section east of this road there is a derelict cottage and small woodland area.

Inner Yard

Feature cast irons gates to the entrance.

Store – approx. 60 sq.m (645 sq.ft.)

Single storey cut stone machinery shed with slated roof. Dual entrance.

Haybarn – 4 bay hayshed with 2 lean-tos off and cattle crush.

Machinery Shed – approx. 70 sq.m (753 sq.ft.)
With lock up doors.

Boiler house/Garage – approx. 100 sq.m (1,076 sq.ft)

Dog kennels

Outer Yard

Silage pit plus 3 bay hayshed and concrete apron

Roadside Yard

Feature stone cut building with multi access points suitable for conversion – approx. 93 sq.m. (1,000 sq.ft.)

Detached garage / machinery shed

Additional information

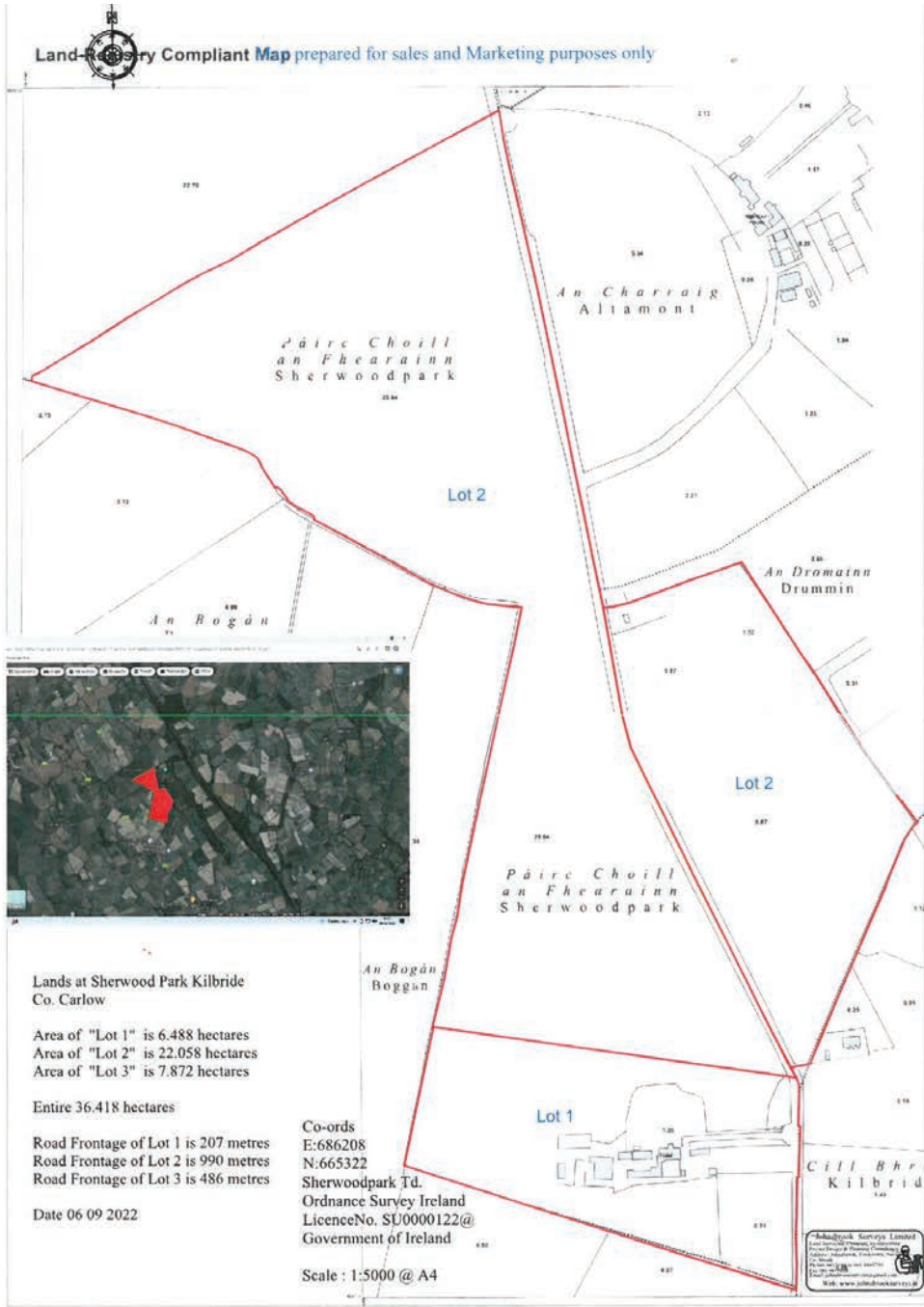
- Ground floor ceilings approx. 3.7 metres
- 1st floor ceilings approx. 2.5 metres
- Dual oil fired central heating and solid fuel central heating
- Small carport, accessible from back door
- Mains electricity, mains water, septic tank for foul drainage, solid fuel central heating plus private water supplies with well.

Inclusions in the sale.

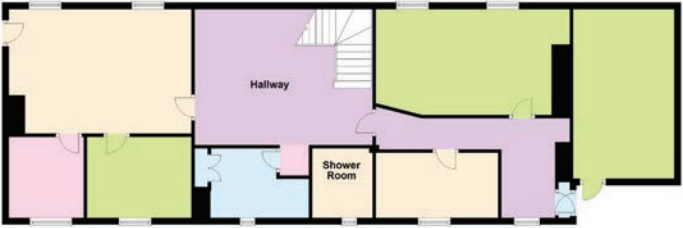
The carpets and curtains will be included in the sale.

LAND MAP

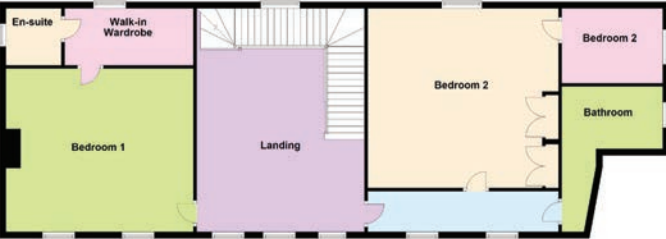
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FLOOR PLANS



Lower Ground Floor



First Floor



Entrance Floor



Second Floor

CONTACT

Will Coonan
willc@coonan.com
01 628 6128

Philip Byrne
philipb@coonan.com
01 628 6128

Viewing:
By prior appointment.

Directions:
Eircode: R93 W3F6

BER:
Exempt.

Solicitor:
Michael Crowley of Patrick F. O`Reilly & Co. Solicitors,
9 - 10 South Great George`s Street, Dublin 2. Tel:(01) 679 3565



MAYNOOTH OFFICE

Property House, Main Street,
Maynooth, Co. Kildare.

T: 01 628 6128 E: info@coonan.com

CELBRIDGE OFFICE

Property House, Main Street,
Celbridge, Co. Kildare.

T: 01 628 8400 E: celbridge@coonan.com

NAAS OFFICE

13 Main Street,
Naas, Co. Kildare.

T: 045 832 020 E: naas@coonan.com

www.coonan.com
PSRA No: 003764

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