



# CORDUFF HOUSE & FARM

On Approx. 46.5 Hec (115 Acres), Coill Dubh, County Kildare, W91 C898

BER D2



*exclusive affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



# CORDUFF HOUSE & FARM, ON APPROX. 46.5 HEC (115 ACRES), COILL DUBH, COUNTY KILDARE, W91 C898



CORDUFF HOUSE AND FARM IS A MAGNIFICENTLY LOCATED RESIDENCE IN THE HEART OF COUNTY KILDARE CLOSE THE PICTURESQUE VILLAGE OF COOLCARRIGAN. IN ALL APPROXIMATELY 46.5 HECTARES (115 ACRES) WITH ATTRACTIVE PERIOD HOME, COURTYARD STABLING, AND FARM SHEDS ALL SET WELL IN FROM THE MAIN ROAD MAKING IT PRIVATE AND SECURE WITH GLORIOUS VIEWS OF THE SURROUNDING COUNTRYSIDE.

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*292 sq. m / 3,143 sq. ft. (approx.)*

*For Sale by Private Treaty*

*BER D2 | BER No: 109906552 | EPI 299.73 kWh/m<sup>2</sup>/yr*





## SPECIAL FEATURES

- Residential Farm on approx. 46.5 Hectares (115 Acres)
  - Privately located in the heart of County Kildare
  - Excellently proportioned rooms throughout
- Easily accessible to several large towns including Naas, Clane and Kilcock
  - Extensive yard with stables and farmyard to the rear
  - Excellent lands well laid out with mature hedging throughout

## LOCATION

Corduff House Stud and Farm is located in the village of Coolcarrigan which is located some 16 km from the boutique town of Naas. With a population of around 20,700 Naas and being some 32 km / 20 miles from Dublin, Naas is a major commuter suburb, with many people residing there and working in Dublin. The nearby N7 Naas Dual Carriageway connects Naas with Dublin and the M50 Motorway. The M7 Motorway connects Naas with the South and South West of Ireland. Naas town has extensive shopping and all services, amenities including cinema and restaurants for all family needs. The town of Naas is steeped in history with the Irish language name for Naas, Nás na Ríogh literally meaning 'Meeting Place of the Kings', as the town is said to have historically hosted meetings of pre-Norman Irish kings from the Kingdom of Leinster.

## CORDUFF HOUSE

Corduff House is a period farmhouse that dates to the 17th century and was extended in the 19th century. The residence is well-proportioned throughout and offers ample opportunity for new owners to make a fine residence.

The family accommodation includes an impressive entrance hall with the large dining room and drawing rooms to the left and right. The kitchen is at the heart of the home and is finished with an AGA to make this the country kitchen for the family. The ground floor is complete with guest bedroom with ensuite, family room, office and utility room and W.C.

The first floor has a further 6 bedrooms with master ensuite and family bathroom.

The residence needs modernising throughout.

## CORDUFF HOUSE FARM

Corduff House Farm is well placed for a variety of sporting activities in the surrounding area including many racecourses and is also the renowned Kill International Equestrian Centre within proximity.

It is very much in the heart of it with Punchestown Racecourse only 20 km / 12 miles away. Punchestown Racecourse is one of the leading venues for horse racing in Ireland and plays host to the National Hunt festival at the end of April which is the most popular on the racing diary in Ireland. The Championship golf course at The K Club which played host to the Ryder Cup in 2006 is about 17 km / 10 miles away, and other courses in the locality include Naas Golf Club.







The equestrian facilities at Corduff House Stud include 26 loose boxes, 2 tack rooms, 2 feed rooms, grooms cottage and a number of outbuildings including a 5 bay haybarn with lean-to off.

## THE LANDS

The lands are well sheltered and include approx. 46.5 Hectares (115 Acres) of prime pasture lands including the house and the yards. There are 9 large paddocks with stud railing in places. There is good drainage throughout the lands and could be used for a number of uses including grazing, tillage and crops.

M50 Motorway: 36 km | 22 miles

Dublin Airport: 51 km | 31 miles

Naas: 16 km | 10 miles

Clane: 10 km | 6 miles

Maynooth: 20 km | 12 miles

*(Distances are approx.)*

## TECHNICAL INFORMATION

**SERVICES:** Mains electricity, telephone, oil-fired central heating, well water, septic tank foul drainage.

**SALE METHOD:** Private Treaty.

**TENURE & POSSESSION:** The property is offered for sale freehold with vacant possession being given at the closing of sale.

**VIEWING:** Strictly By Private Appointment











# FLOOR PLANS





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