

FOR SALE BY PRIVATE TREATY

EYREFIELD LODGE STUD

THE CURRAGH, CO. KILDARE

A Unique and World Renowned Stud Farm on c. 160 Acres (64.751 Hectares)



PSRA LICENCE NO: 001536

FOR SALE IN LOTS

Lot 1: The entire property standing on c. 160 acres. Lot 2: The main residence, yards on c. 138 acres.

Lot 3: The Gate Lodge on c. 22 acres.



Eyefield
Lodge

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THE CURRAGH, CO. KILDARE

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Location:

The property is ideally located between the Village of Kilcullen 3km and Newbridge 3km as well as being only 3km to the Curragh Racecourse, it is 50km from Dublin International Airport and just 4km from the M9, 3km from the M7 and 16km to Goffs.

Overview of Eyrefield Lodge Stud:

Eyrefield is one of the most famous Lodges on the Curragh. The main residence was built in 1760 and nearly destroyed during the Troubles. It was re-built in 1798 then renovated and enlarged by Major Eustace Loder when he bought it in 1897. In 1879 the legendary trainer Henry Eyre Linde had inherited it. He bred and trained a stream of famous winners over fences (2 Grand National Winners) and on the flat. These included Ambush 11, Gamebird, Empress, Woodbrook and Nutwith. He was also the first trainer to create his own private steepchase course at Eyrefield.





Eyrefield Lodge is located in the very heart of Ireland's internationally renowned centre for the bloodstock industry, and within minutes of the Curragh Racecourse, home to the Irish Classics.

With mature wooded parklands towards the front of the property, the stud farm is laid out in sheltered paddocks with a network of internal roads and avenues providing direct access.



Eyrefield Lodge

Originally built as a Hunting Lodge, it is believed that Empress Sisi of Austria hunted from here.

In 1897 Major Eustace Loder bought the stud and set about re-building and enlarging it. Known as "Lucky" Loder he won the Irish Derby and the Oaks in 1900 and then the next year bred the peerless Pretty Polly whose descendants still live here.

Grounds and Gardens

A wonderful elevated setting with magnificent old trees. The gardens and grounds are a feature of the property with beautiful herbaceous borders, box hedges, topiary, rose garden, vegetable garden and greenhouse. The graveyard at the end of the fern walk contains the graves of Pretty Polly, Spearmint, Spion Kop, Marwell and Marling. In addition, there is a conservatory, croquet lawn, tennis court (needs renovation), swimming pool and sauna.





Main Residence:

The house now is mostly as Eustace Loder re-built it in 1897 but with some additions and modernisation. It comprises a detached, mainly single storey, period residence which is approached through a tree-lined avenue and lies in a mature elevated setting overlooking the post and railed paddocks.

Overall, the entire is in very good condition throughout and with generous accommodation of c.5,048 sq.ft. (c. 469 sq.m.) with a drawingroom, sittingroom, diningroom and library, all with very attractive fireplaces and vaulted ceilings. These look out on to the veranda and overlook the lawn paddocks.

There is also an office, a library and a fully fitted kitchen/breakfastroom. The master bedroom suite includes: a dressingroom and bathroom and there are a further 5 bedrooms with 3 bathrooms. Upstairs there is also a separate bedroom, bathroom and kitchen. A total of 7 bedrooms and 5 bathrooms. There is a small cellar with store rooms and boiler house.







The overall accommodation briefly includes:
5,048Sq.ft(469 Sq.m)

Hall
5.22m x 1.94m

Drawingroom
4.54m x 6.25m
Vaulted Ceiling & Fireplace

Sittingroom
4.54m x 7.61m with
Vaulted Ceiling with
Ornate Cornice
White Marble Georgian
Fierplace

Diningroom
6.02m x 4.54m
Vaulted Ceiling
& Fireplace
8

Office/Study
4.58m x 3.26m

Kitchen
4.58m x 3.26m
Four Oven AGA
Ground & Eye level presses
fully fitted & Double Sink
Unit.

Laundry Room
3.5m x 3.0m

Library
4.58m x 3.96m
Fitted Bookshelves

Bedroom 1 (Master Suite)
5.7m x 4.54m
Range of fitted wardrobes

Dressingroom
4.56m x 4.75m
Range of fitted wardrobes
Bathroom

Bedroom 2
5.86m x 4.12m
Bathroom

Bedroom 3
5.83m x 4.17m
Bathroom

Bedroom 4
3.93m x 3.64m

Bedroom 5
5.06m x 4.96m
Bathroom

Bedroom 6
3.64m x 3.10m

Bedroom 7
3.64m x 3.00m

Cellar







The Yard:

Stud Groom's House:

Comprises c. 1,377 sq.ft. (128 sq.m.) with sittingroom, breakfastroom, office, kitchen with Stanley cooker and toilet on ground floor. Upstairs there are 4 bedrooms and bathroom with shower. Oil fired central heating.

Oat Loft Flat:

Comprises c. 753 (c. 70sq.m) with sittingroom, kitchen/breakfastroom, bathroom with shower, separate w.c., and 2 bedrooms. Oil fired central heating.

Eyre Cottage:

Comprises c. 608sq.ft. (c. 56.5 sq.m.) with kitchen/ breakfastroom, sittingroom, bedroom and bathroom. Oil fired central heating.

Gate Lodge:

This comprises c. 914 sq.ft. (c. 85sq.m.) with sittingroom, breakfast/dining room, kitchen and laundry room/ shower on the ground floor and 2 bedrooms with bathroom upstairs.

Inner Yard:

Comprises 10 loose boxes with lofts, dairy, kennels, coal, timber and general storage. Also 1 "studio" room.



Stud Groom's House



Outer Yard:

4 hunters boxes.
2 foaling boxes with “sitting up” room.
11 boxes.
Feedroom with crusher and roller.
Staff canteen and toilets.

Main Yard:

Includes 17 boxes all cobbled, stocks, hay/straw store.
6 unit automatic walker.
Indoor arena 30 m x 20 m
2 machinery sheds
Various stores and hay barns.

Top Yard (includes cattle sheds):

11 boxes, stocks, feed room,
4 span cattle shed
60ft x 30ft with concrete base enclosed.



The gardens which have been meticulously designed, planted and cared for by the owners provide year long magic throughout the changing seasons.

Eyrefield Lodge Stud

As a racehorse Pretty Polly set standards for the century that will not now be surpassed. She was the best 2 year old filly of hers or any generation since. She was sent to Newmarket to be trained by Peter Purcell Gilpin at his newly built Clarehaven Stables, currently occupied by John Gosden.

In her first race over 5 furlongs, most assumed there had been a false start, when she was seen romping clear after 2 furlongs. The judge estimated her winning distance at 10 lengths but contemporary pictures show it was more like 20. She won the 1000 Guineas in record time at a canter, strolled home in the Oaks (100/8 on, the shortest price ever in a classic), then trashed the 2000 Guineas and Derby winner St. Amant in the St. Leger. She retired to stud as the winner of 22 of her 24 starts.

At 4 her victories included Coronation Cup, Champion Stakes and Jockey Club Cup. At 5 she won another Coronation Cup.





Edmund Loder inherited Eyrefield in 1967 and has continued to breed champions there.

Some winners bred at Eyrefield Lodge include:

- Pretty Polly.
- Spion Kop – UK Derby.
- Spike Island – Irish Derby.
- Gallinaria – Derby.
- Hammerkop – 2nd in the Oaks
- Marwell – Champion Sprintere in Europe
- Marling – Champion Filly in Europe
- Caerwent – Gr. 1, Sire
- Unite – Irish Oaks
- Vintage Tipple – Irish Oaks
- Overbury – Gr. 1
- Lady Seymour – Gr. 2
- Lord Seymour – Gr. 2, Gr 1 pl, Sire
- Perfect Plum – Gr. 3
- Sarab – Gr 1
- Littlefeather – Gr 1 placed
- Limini – Gr placed over hurdles and on the flat.

Amenities

Hunting: with the Kildares and South County
Racing: Curragh (home of the Classics) 5 minutes drive, Punchestown 10 minute drive, Naas 15 minute drive, Leopardstown 40 minutes drive.
Golf: Royal Curragh Golf Club, K Club Straffan, Naas and Rathsallagh.



Eyrefield Lodge is a unique and world renowned stud farm with a delightful period residence, stud grooms' house, gate lodge, staff flat, cottage and 55 boxes on c. 160 Acres (64.751 Hectares) in a wonderful setting in the heart of the bloodstock industry.

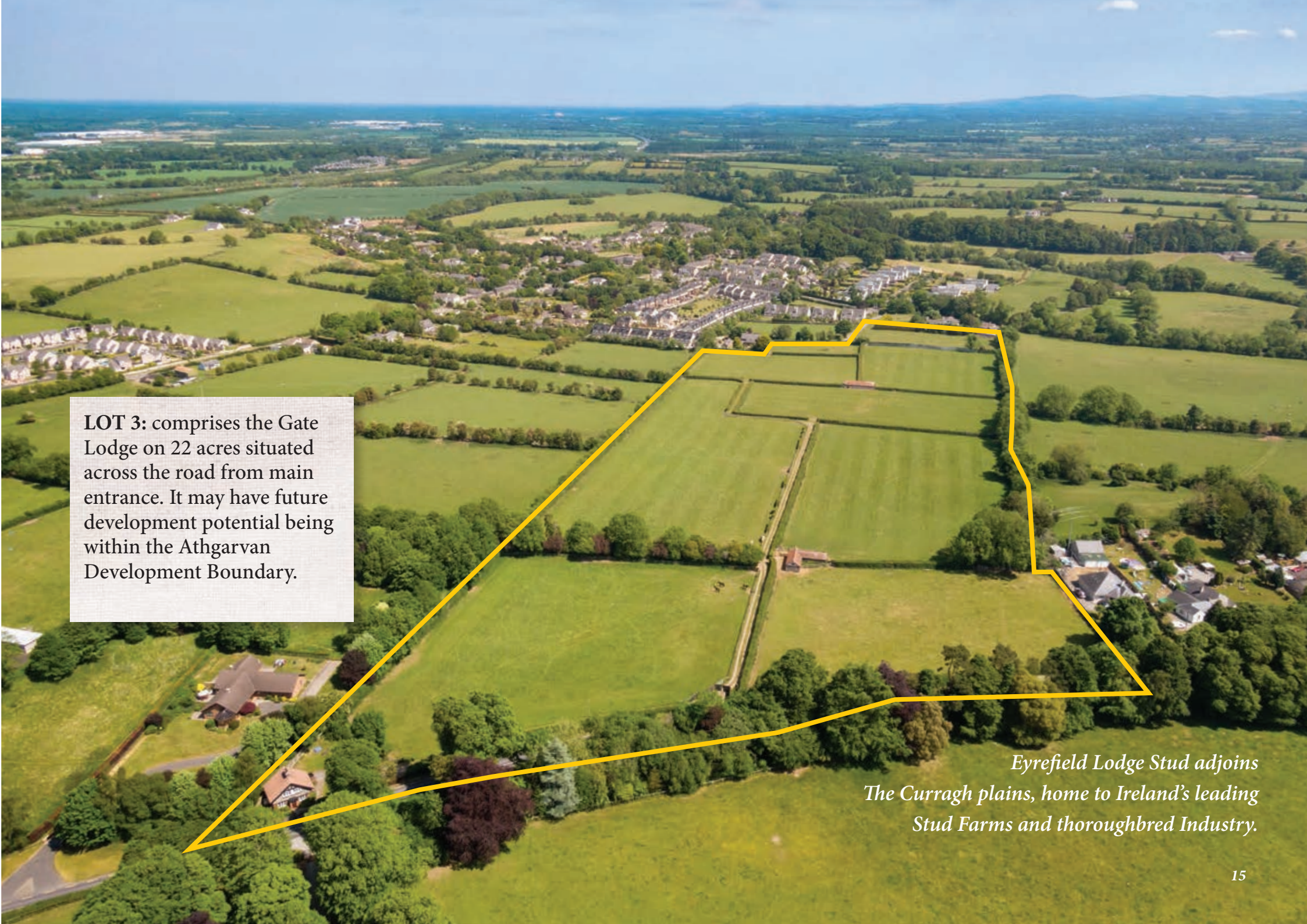


FOR SALE IN LOTS

LOT 1: The entire property standing on c. 160 acres.

LOT 2: The main residence, yards on c. 138 acres.

LOT 3: The gate lodge on c. 22 acres.



LOT 3: comprises the Gate Lodge on 22 acres situated across the road from main entrance. It may have future development potential being within the Athgarvan Development Boundary.

*Eyrefield Lodge Stud adjoins
The Curragh plains, home to Ireland's leading
Stud Farms and thoroughbred Industry.*

Lands:

The land is all top quality with no waste whatsoever. Laid out in 17 post and railed paddocks with tremendous shelter, good fencing and piped water. It has internal access road giving easy access to all paddocks. Classified under the Soils of Co. Kildare the parent material of these soils are composed mainly of limestone.

Services:

Private and mains water supply, septic tank drainage, ESB, telephone and oil fired central heating.

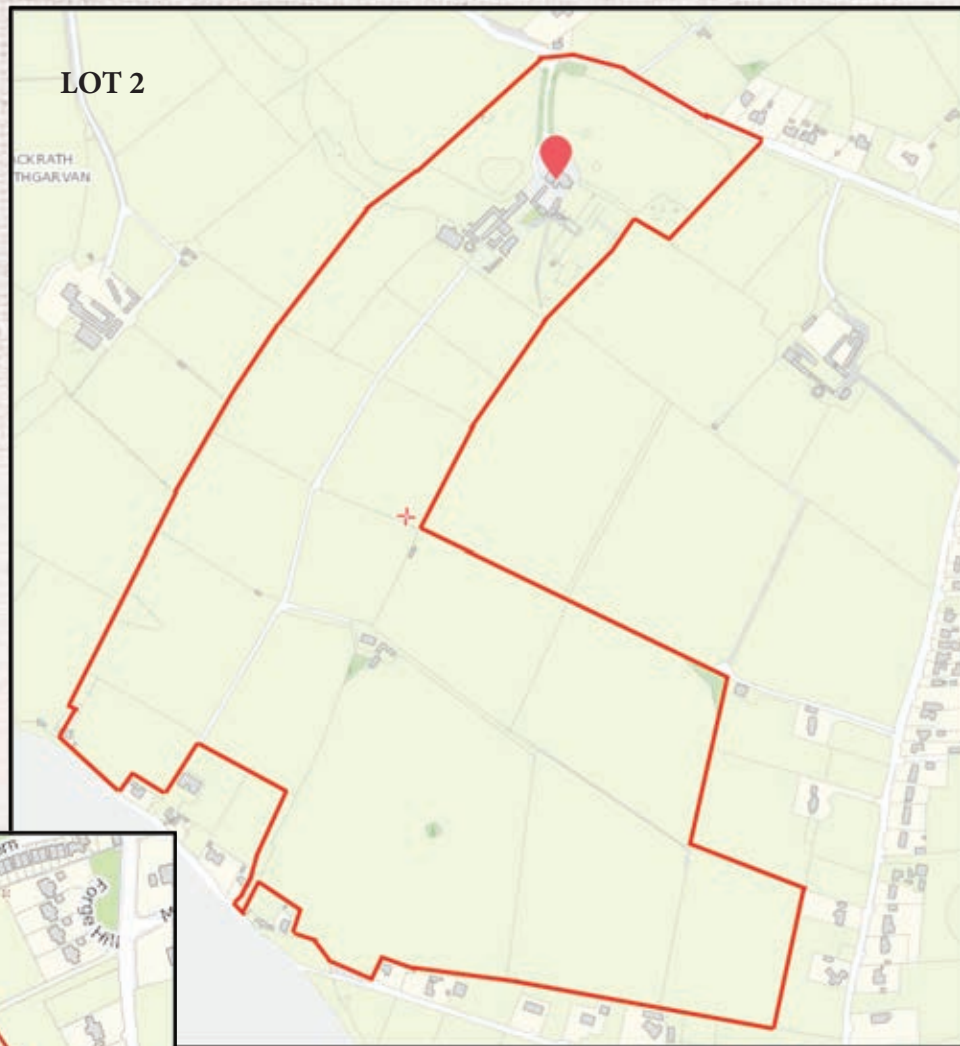
Fixtures & Fittings

All fixtures, furniture and chattels whether referred to or not are specifically excluded from the sale including, carpets, curtains, light fittings, free standing appliances and electrical items, garden machinery, statutory, granite troughs etc.

Directions:

From Dublin take the M7 and Exit at Junction 12 (Curragh Racecourse), take the First Exit for Kilcullen, proceed for 2 km past Athgarvan School. Leaving the Curragh it is the second entrance on the right.

From the South take the M7 and Exit at Junction 12 (Curragh Racecourse) and take the Fourth Exit off roundabout and proceed over the Motorway and at next roundabout take the First Exit for Kilcullen, proceed for 2 km past Athgarvan School. Leaving the Curragh it is the second entrance on the right.



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**Main House
(Ground Floor)**
c.5,048 sq.ft. (c. 469 sq.m.)



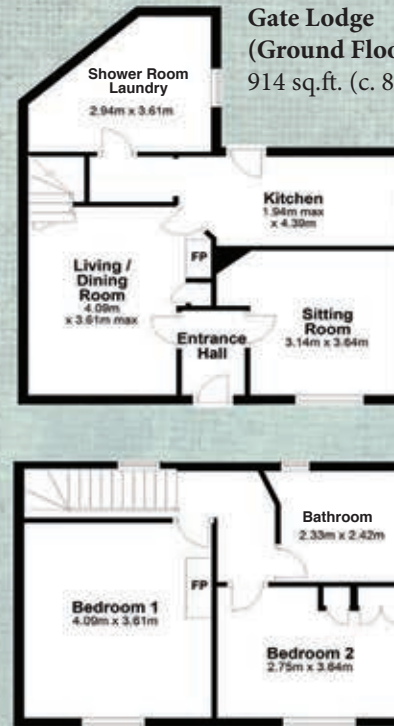
**Main House
(First Floor)**



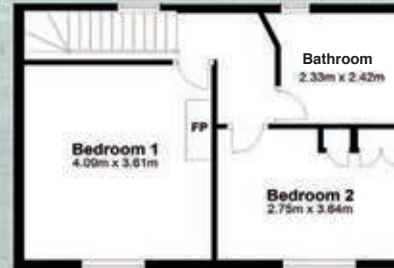
The Oat Loft
c. 753sq.ft. (c. 70sq.m.)



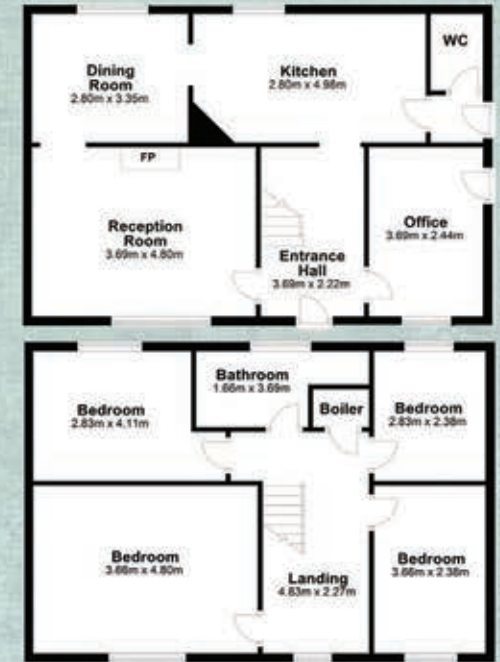
**Gate Lodge
(Ground Floor)**
914 sq.ft. (c. 85sq.m.)



**Gate Lodge
(First Floor)**



Groom's House (Ground Floor)
1,377 sq.ft. (128 sq.m.)



Groom's House (First Floor)



Eyre Cottage
c. 667sq.ft. (c. 62sq.m.)





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