



Bid Online with:



BER EXEMPT

PERIOD RESIDENCE WITH COACH HOUSE
ON C.1.22 HECTARES (3 ACRES)
WELLFIELD, MOUNTRATH ROAD
PORTLAOISE, CO. LAOIS, R32 AP2K

Guide Price: €425,000

FOR SALE BY ONLINE
AUCTION
WEDNESDAY 7TH JULY
2021 @ 3PM



PSRA Reg No. 001536

FOR SALE BY AUCTION

WELLFIELD, MOUNTRATH ROAD,
PORTLAOISE, CO. LAOIS R32 AP2K

DESCRIPTION:

Jordan Auctioneers are delighted to offer this fine Period Residence to the market. Wellfield was originally built in 1905 and has been in the Odlum family's ownership since 1923. With a gross internal floor area of approx. 197.4 sq.m (2,125 sq.ft) the property stands on a total area of 1.22 hectares (3 acres) comprising mature gardens and an enclosed paddock. One of the most remarkable features is the fact that the house is essentially in the town centre with all the benefits of a large garden and paddock comprising the best of both urban and country living.

The house, although in need of modernisation has several reception rooms and a total of 3 bedrooms with additional attic space. Outside there is a limestone Coach House which would be ideal for conversion into a studio, granny flat, workshop or office in addition to 2 stables and a range of other outhouses.

The property's location makes accessibility to the city extremely easy with a frequent daily train service (30 daily trains) getting you into Dublin in about 1 hour.

Portlaoise, with superb access to both the M7 & M8 Motorways is also close to several surrounding towns including Kilkenny 50km, Tullamore 34km, Carlow 38km and Dublin 90km.

AMENITIES:

Schools: Primary & Secondary available in Portlaoise in addition to Kilkenny College, Roscrea and Knockbeg all within a short drive.

Shopping: Portlaoise, Kildare Outlet Village, Whitewater Shopping Centre (Newbridge).

Golf: Mountrath, The Heath, The Heritage Killenard.

Racing: The Curragh, Gowran, Punchestown, Naas & Fairyhouse.

Outdoor Pursuits: walking and cycling in Slieve Bloom Mountains, Fishing on the Nore and Laois Hunt.

A UNIQUE PERIOD RESIDENCE WITH YARD ON C. 3 ACRES IN THE CENTRE OF PORTLAOISE

Hall: 1.3m x 6.7m fanlight, coving.

Dining Room: 3.9m x 5.4m tiled fireplace.

Tv Room: 4.0m x 4.2m coving.

Drawing Room: 5.2m x 4.7m French door to garden, marble fireplace.

Pantry:

Boot room:

Bathroom: w.c, w.h.b

Kitchen: 4.4m x 4.5m tiled floor, fully shelved, 2 oven Aga cooker.

Utility: 2.9m x 1.8 tiled floor, Belfast sink & shelving

1st Return

Bed 1: 5.7m x 3.5m

1st floor

Bed 2: 4.8m x 3.9m fireplace, coving

Bed 3: 4.2m x 5.3m fireplace, coving

Bathroom: w.c, w.h.b, bath, hot press, linen cupboards.

2nd Floor

3 rooms: storage

OUTSIDE:

There is an Inner and Outer Yard to the rear of the house comprising: coal house, garden shed, 2 pony boxes with loft, coach house with loft, car port and dairy (now used as stores). There is a small garden to the front and large garden to the side and rear which is mainly in lawn in addition to various raised beds, rockeries, pathways and shrubbery. There is also a greenhouse and glass house.

PLANNING:

The residence and yard to the front are classified as 'Existing Residential' with the balance of the holding to the rear zoned 'Mixed use' under the Portlaoise Local Area Plan 2018 – 2024. The Property is also classified as a 'Protected Structure'.

SERVICES:

Mains water, main drainage, ESB, telephone, storage heating and alarm.

FEATURES:

- Excellent location within walking distance of town centre & railway station.
- Period Residence with many original features.
- Private, mature site of 3 acres with splendid gardens and a separate paddock.
- Limestone Coach House suitable for conversion to either an office or apartment.
- 2 stables and other outbuildings which would suit any number of purposes.
- Lands to rear zoned for Mixed Use with some possible development potential.
- Superb property ideal for any number of uses.

SOLICITOR:

Eugene O'Connor, Rollestons Solicitors,
Portlaoise, Co. Laois. Tel: 057-8621329

CONTACT:

Clive Kavanagh

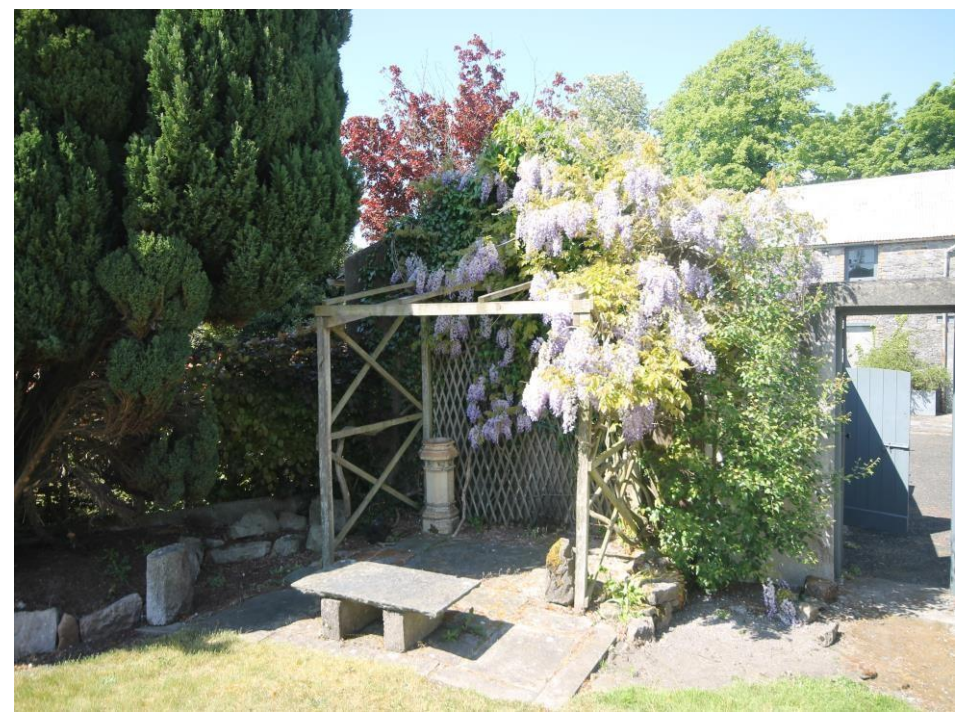
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TERMS OF SALE:

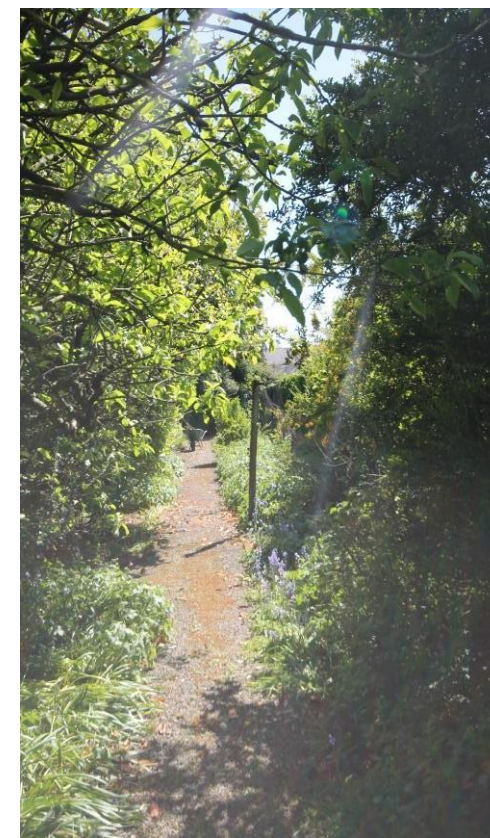
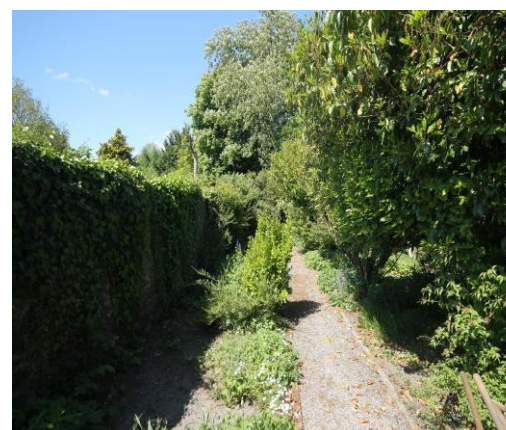
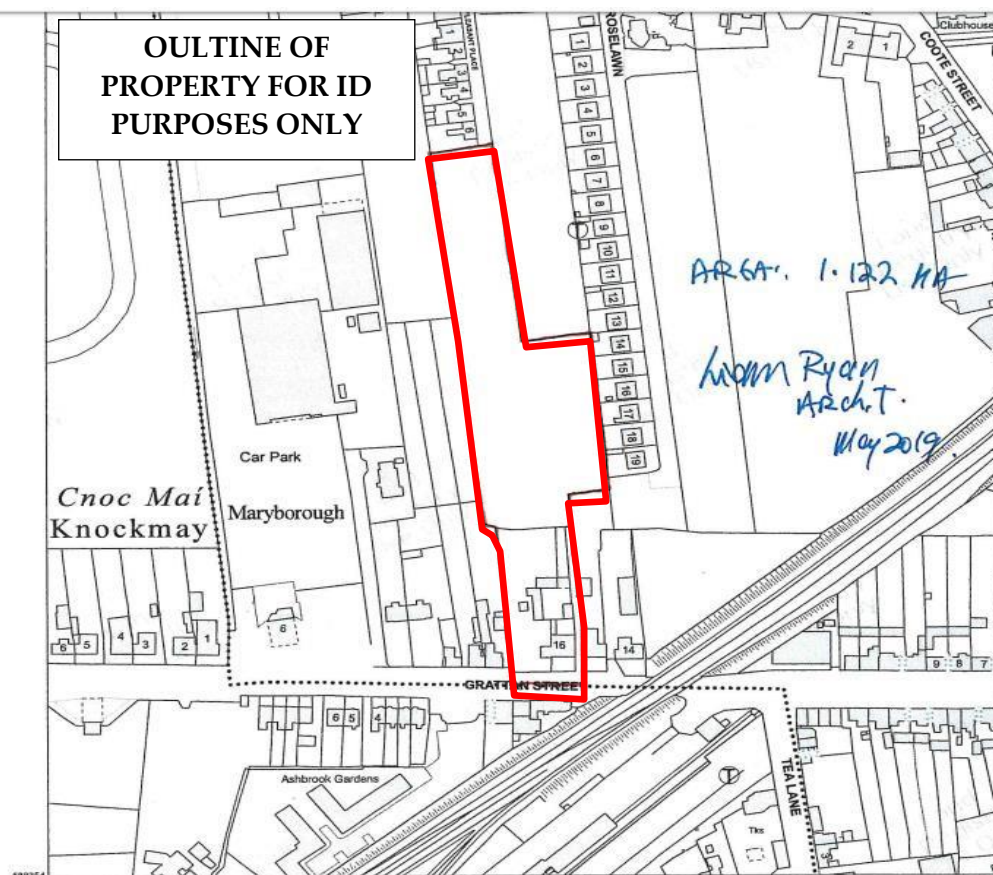
All prospective parties to register on the Offr.io platform for Auction. Identification, deposit, and proof of funds will be required to bid on the day <https://offr.io/sale-type/auction>

FIXTURES AND FITTINGS:

All moveable items including furniture, light fittings, blinds, curtains, and garden statuary are expressly excluded but some items are available through separate negotiation.

**VIEWING STRICTLY BY PRIOR
APPOINTMENT**

OUTLINE OF
PROPERTY FOR ID
PURPOSES ONLY



EIRCODE: R32 AP2K

VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENT



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