

FOR SALE BY PRIVATE TREATY

JORDAN 

Auctioneers, Estate Agents &
Chartered Valuation Surveyors

PSRA Number: 001536

CLONMORE HOUSE

CLONBULLOGUE, CO. OFFALY, R45 NN84
FORMER PRESBYTERY WITH COTTAGE ON C. 14.5 ACRES

BER EXEMPT



THE PROPERTY LIES IN A PRIVATE RURAL SETTING | FIRST CLASS CONDITION THROUGHOUT

CLONMORE HOUSE

CLONBULLOGUE, CO. OFFALY

FORMER PRESBYTERY WITH COTTAGE ON C. 14.5 ACRES

Clonmore House dates from 1750 with further additions added in 1850 when the house became a Presbytery. The present owners bought the property in 1999 and completely refurbished it to include roof, heating, wiring and plumbing. The cottage was also extensively refurbished recently and is ideal as an office or additional living accommodation.

The garden as it is laid out today was almost entirely re-established by the current owners.

The property lies in a private rural setting. It is in First Class Condition throughout and approached through a tree lined avenue.

HISTORY

This mid 18th property with adjoining chapel has undergone changes from its former use. A large 3 bay two storey extension was added to the front of the house in c. 1850. Houses are often extended and improved but it is unusual to find an extension built onto the facade of the original house. Whilst the house is now in use as a private dwelling, the chapel structure has been retained and sympathetically incorporated into domestic household use. The retention of the chapel as an integral part of the structure's history and as a reminder of the important social function this building played in the local community, contributes to the property's historical and social significance.

You will note at the entrance gates that there is an original post box which is a protected structure.

The modest form of the wall mounted lamp box is enhanced by Edward VII royal cipher. Though no longer in service it survives in its original position at the gates of the former Presbytery at Clonmore. Its shape is unique within the county where the wall mounted boxes are more common. The royal cipher refers to the Reign of Edward VII (1901 -1910).



ACCOMMODATION

comprising c. 4,500 sq.ft. (418 sq.m.) as follows:

GROUND FLOOR

Entrance Hall	13.4m x 1.5m	Tiled floor and French doors provide access to the main terrace and garden.
Drawing room	6.3m x 4.8m	Marble Adam style fireplace with marble surround, twin alcoves, radiator cabinets and ceiling cornice and centre rose.
Dining room	5.1m x 4.6m	Marble Fireplace and surround, ceiling cornice and radiator cabinets.
Livingroom	6.0m x 4.8m	Marble Adam style fireplace, twin alcoves with shelving, ceiling cornice and centre rose.
Study/TV Room	5.3m x 4.7m	Wooden Regency style Fireplace ceiling cornice, door onto rear terrace and garden
Rear Hall		Boot Room, WC & whb - door onto small rear terrace.
Kitchen	8.4m x 3.7m	Bright Spacious Kitchen with 2 oven Aga cooker, polished black granite worktop, Shaker style maplewood built in ground and eye level presses, electric oven, 4 ring hob, tiled floor.
Pantry		With extensive storage
Laundry/Boiler	6.0m x 2.1m	Fully plumbed boiler room, tiled floor, and zoned heating controls.
Linen Press		HWC provides warm storage

UPSTAIRS

Bedroom 1	6.5m x 4.9m	Master bedroom, bright spacious with twin alcoves
Ensuite		Shower, w.c., w.h.b.
Bedroom 2	6.6m x 4.9m	Guest room with twin alcoves, cornice
Ensuite		Bath, w.c., w.h.b.
Bedroom 3	5.1m x 4.7m	Cornice
Half Landing Bathroom with Linen Press (HWC)		
Bedroom 4	4.7m x 4.2m	Cornice
Bedroom 5	3.4m x 3.4m	
Top Floor Room	Potential for further bedroom/Games Room	





A very private beautifully managed garden with large terrace and array of climbing roses & borders

GENERAL INFORMATION

LAND

A very private garden with large terrace, mainly in lawn featuring a rose garden and enclosed with carefully managed box hedges and a profusion array of climbing roses and herbaceous borders.

A small orchard of apple trees

There are 2 paddocks of top quality land and 4 pony boxes.

COTTAGE

This is a delightful building c. 462 sq.ft. (c. 43 sq.m.) comprising: livingroom, kitchen with gas hob and electric oven, double size bedroom and bathroom.

Adjacent to the cottage are two large store sheds one containing the Well supply pump and Community main pump together with the Water Softener equipment

SERVICES

Private Well and mains water, septic tank drainage, oil fired central heating, ESB, Hi speed business WiFi and Phonewatch alarm.

AMENITIES

Train Station: Monasterevin 12 km, Portarlinton 14 km, Kildare 18 km

Hunting: with the Kildare's South County

Racing: Curragh, Naas, Punchestown, Gowran Park

Shopping: Whitewater Shopping Centre in Newbridge and Kildare Retail Village in Kildare Town, Rathangan, Monasterevin, Portarlinton and Edenderry

Schools: Primary in Bracknagh, Clonbullogue, Monasterevin & Rathangan

Secondary in Rathangan, Portarlinton, Monasterevin & Edenderry

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH THE SOLE AGENT

BER EXEMPT

 PADDY JORDAN / CLIVE KAVANAGH

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DIRECTIONS

Eircode: R45 NN84.

Clonmore is easily accessible, with a fast commuter train service to Heuston Station from Kildare, Monasterevin c. 12 km or Portarlinton c. 12 km. The M7 Motorway is accessible at Junction 14 c. 15 km. Newbridge c. 25 km & Kildare c. 18 km can be accessed via R419.


FLOOR PLANS

For informational purposes only, not to scale.

Gross internal area - Approx 467.8 sq.m / 5035 sq.ft

Cottage - 40.4 sq.m / 437 sq.ft. Total - 508.2 sq.m / 5470 sq.ft



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BY PRIVATE TREATY

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