



**For Sale By Public Auction
Wednesday 3rd July 2019 @ 3pm
In Keadeen Hotel, Newbridge
(unless previously sold)**

**DETACHED COTTAGE ON MATURE C. 2 ACRE SITE
ADJACENT TO GRAND CANAL**

**DIGBY BRIDGE COTTAGE, SALLINS,
CO. KILDARE, W91K7N8**

GUIDE PRICE: €250,000



PSRA Reg No. 001536



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DIGBY BRIDGE COTTAGE, SALLINS,
CO. KILDARE, W91K7N8

DESCRIPTION:

Situated on the banks of the Grand Canal benefitting from extensive frontage standing on a wonderful c. 2 Acre site with mature gardens and wooded walkways. The original cottage was constructed around 1794 together with the 16th Lock as the Canal Keeper's residence which was extended in the late 1970's and early 1980's. The cottage extends to c. 180 sq.m. (1,937 sq.ft.), split level in design and would benefit from modernisation. Located close to the surrounding towns of Clane c. 2½ miles, Newbridge 8 miles, Caragh 2 miles, Sallins c. 2½ miles, Naas c. 3 miles with a commuter rail service from Sallins and M7 Motorway accessible at Naas. The canal bank is ideal for leisurely walks and there is a planned Greenway proposed for the Grand Canal. Other local amenities include: GAA, tennis, swimming, canoeing, rugby and some fine golf courses closeby. This is an ideal property for a gardening enthusiast or somebody with a pony.

ACCOMMODATION:

Hall: 5.24m x 1.53m Tiled floor

Toilet: With w.c., w.h.b., tiled floor and wood panelled ceiling.

Bathroom: With w.c., w.h.b. and bath.

Hotpress: Shelved.

Bedroom 1: 5.71m x 3.94m

Conservatory: 3.83m x 2.89m Tiled floor and sliding doors to paved patio area.

Sittingroom: 8.42m x 4.01m Wood panelled ceiling and open fireplace.

Kitchen: 2.91m x 2.6m Built in ground and eye level presses, double drain ss sink unit, wood panelled ceiling and open fireplace.

Bedroom 2: 4.19m x 3.46m Shelving, wood panelled ceiling and open fireplace.

Bedroom 3: 3.24m x 2.15m w.h.b., wood panelled ceiling and hot press.

Bathroom: w.c., w.h.b., bath with electric shower, wood panelled ceiling and electric wall heater.

Back Hall: 3.2m x 1.5m

Office/Studio: 3.96m x 3.25m Shelving and wood panelled ceiling.

Upstairs:

Bedroom 4: 4.36m x 3.45m Wood panelled ceiling.

Bedroom 5: 4.09m x 2.57m Storage closet.

OUTSIDE:

Approached by a gravel drive to side, the cottage stands on c. 2 Acres of mature gardens with a profusion of trees, shrubs, hedges including apple, plum and pear trees. There is also a stable, tack room, potting shed, tool shed, boiler house and outside tap. The rear section c. 1.25 acres has been selectively planted to create a native woodland area with meandering walkway throughout.

SERVICES:

Well water, septic tank drainage, mostly oil fired heating, alarm, refuse collection and electricity.

SOLICITOR:

Kevin Houlihan & Co., Blessington, Co. Wicklow
Tel: 045- 865675

BER: G

BER NO: 103341293

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