

# CURRAGH GRANGE HOUSE

THE CURRAGH, CO. KILDARE ON C. 4 ACRES (1.61 HECTARES)



*Superb Period Residence suitable for any number of uses including Institutional, Educational, Corporate Headquarters or as a family home.*

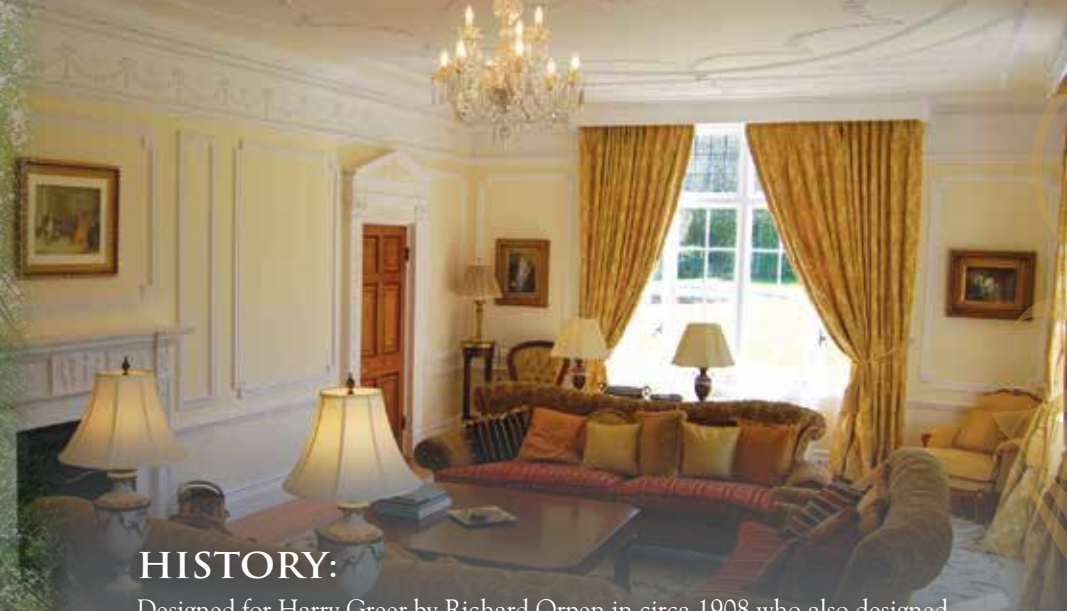
Newbridge ½ km, M7 1km, Naas 8km & 35 mins from City.

FOR SALE BY PRIVATE TREATY Viewing Strictly by Appointment



# CURRAGH GRANGE HOUSE

*Curragh Grange House is a splendid period residence on the edge of the Curragh Plains. The Richard Orpen designed home is a luxurious Queen Ann Style red – brick pebble dashed country house offering about 1068 sq.m (11,500 sq.ft) of accommodation on 4 acres (1.61 hectares) of landscaped gardens. The house, which is in impeccable condition is spacious and well proportioned with bright south facing reception rooms incorporating fine plasterwork and many traditional features to form an elegant home suitable for a wide range of uses.*



## HISTORY:

Designed for Harry Greer by Richard Orpen in circa 1908 who also designed 'Ballymany' for the Duke of Westminster, Curragh Grange has been described as a luxurious, Queen Anne style redbrick and pebble dashed country home. The house was occupied by Darby Rogers until 1956 when it became the home of Joe McGrath and then the Sundai International College otherwise known as the Japanese School. The present owner bought the property in 2005 tastefully completing extensive internal redecoration leaving it in showhouse condition throughout.

## THE RESIDENCE:

Curragh Grange is a substantial palatial residence offering c. 11,500 sq.ft. (1068 sq.m.) of living accommodation dating from the early 1900's with adjoining amenity lands standing on circa 4 acres (1.61 hectares).

Approached via a private tree lined avenue leading to the house the principle accommodation comprises: entrance hall, 2 cloakrooms, w.c, w.h.b, stairwell hall, magnificent reception hall, living room, drawing room, dining room, superb fully fitted kitchen / breakfast room. On the first floor there are seven principle bedrooms, 3 ensuite and a main bathroom. There are 5 additional bedrooms, 3 ensuite on the first floor with playrooms, office, gym and ancillary accommodation on the ground floor.

There is magnificent detail in the house with ornate panelling, plasterwork, double stairs and open fireplaces. There is superb natural light in the house which is enhanced by the high ceilings and large windows.

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## GARDENS:

Beautiful mature gardens which incorporate an abundant variety of mature hard and soft woods, sunken Japanese garden with summer house and walled gardens and lawns interspersed with gravelled walks and a feature fountain.

- Excellent location close to the M7 Motorway, The Curragh, Dublin & The Airport.
- Magnificent residence in first class condition.
- Ideally suitable for a wide range of uses including Institutional, Educational or Corporate headquarters.



## OUTBUILDINGS:

3 stores, 3 garages.

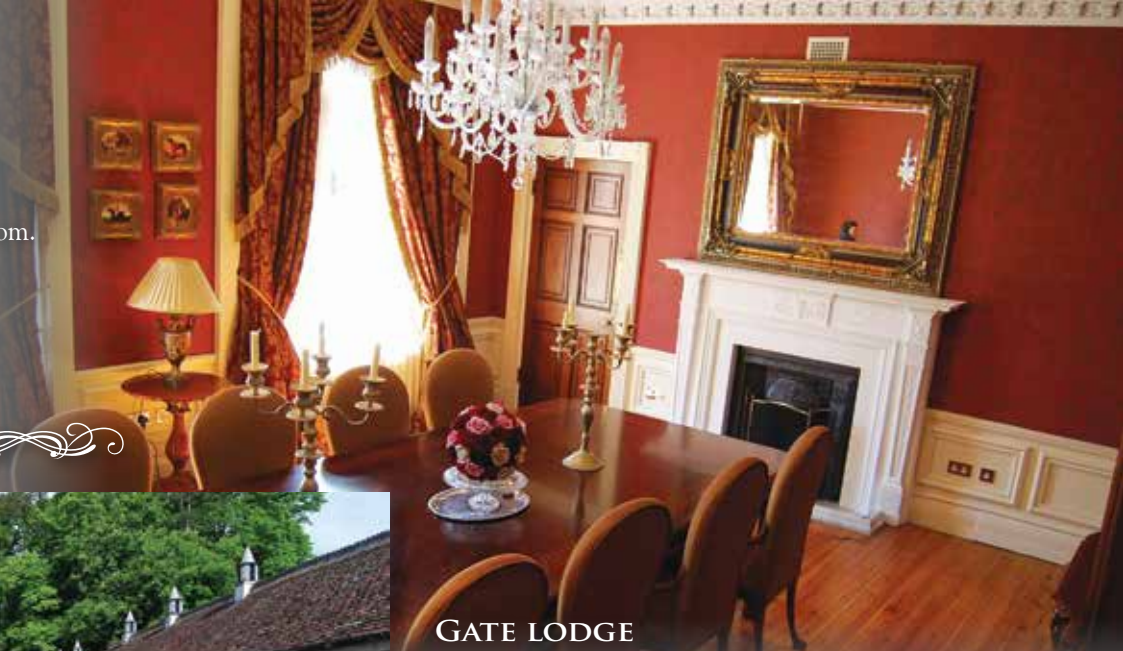
## MAIN YARD:

With 20 loose boxes & feed room.

## INNER YARD:

Comprising:

- 5 loose boxes
- 2 tack rooms
- Staff room.



## GATE LODGE

Pretty gate lodge located inside main entrance comprising, living room, kitchen, bedroom and bathroom, in need of renovation.



arters or as a family home.



**SERVICES:**

Mains services are supplied and the property benefits from an alarm system.

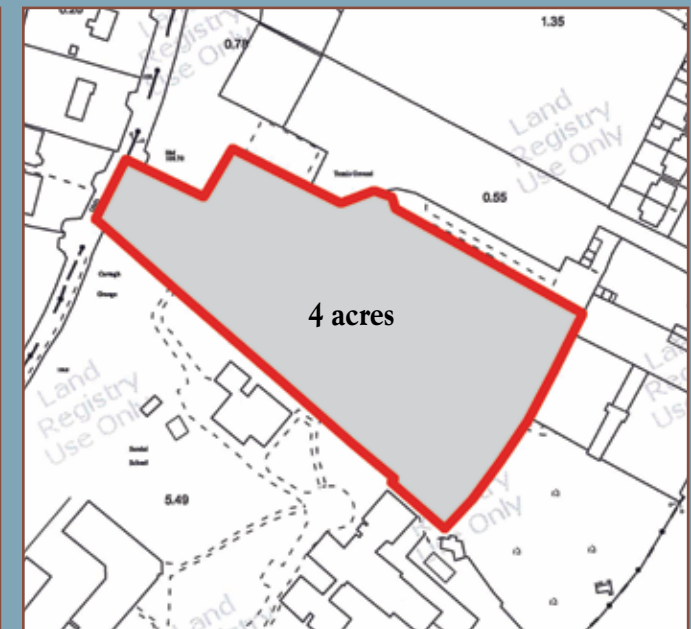
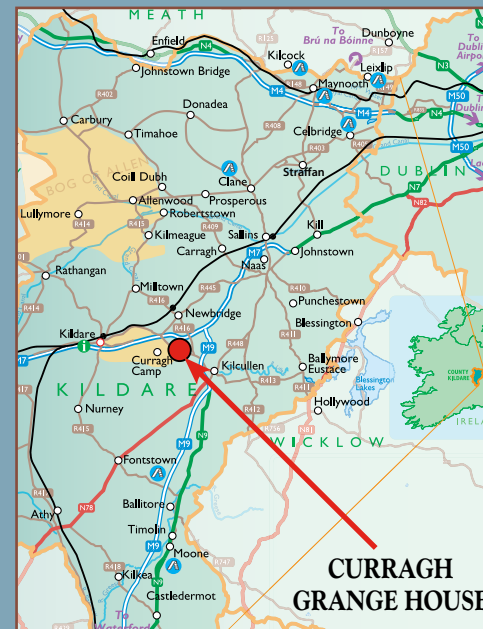
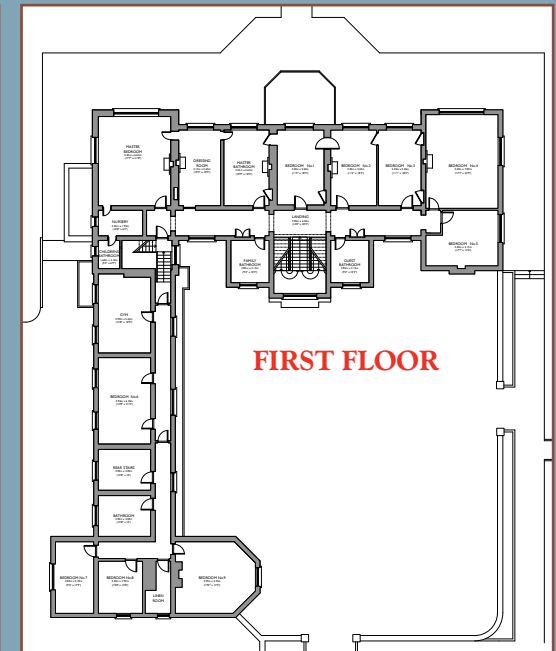
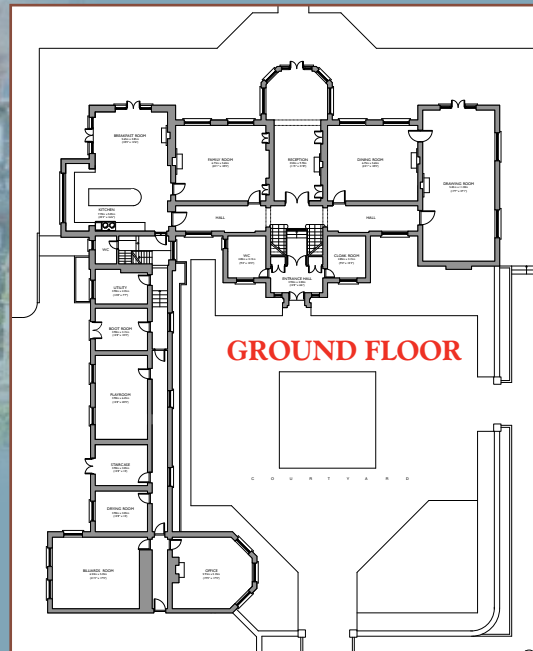
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**AMENITIES:**

Newbridge is a vibrant provincial town with excellent schools, shops, pubs, restaurants and leisure facilities including golf, G.A.A., rugby, soccer, fishing, canoeing and Leisure Centres closeby. Local shopping includes Newbridge Silverware, Tesco, Dunnes Stores, DID Electrical, Penneys, TK Maxx together with Whitewater Shopping Centre boasting 60 retail outlets, foodcourt and cinema. The Kildare Retail Outlet Village is only 5 miles with excellent shopping facilities. Commuters have the benefit of the M7 Motorway access at Junction 12 (Ballymany) bus route and regular commuter rail service to City Centre.

**DIRECTIONS:**

From Dublin – take the exit 12 for Newbridge / Curragh Racecourse, take left at first roundabout, continue on that road and turn left at first crossroads. The property is 500 metres up the road on your right. Jordan sign.



**JORDAN**  Auctioneers, Estate Agents & Chartered Valuation Surveyors



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