



**RESIDENCE ON 2.6 ACRES WITH 18 BOXES,
HORSE WALKER & ANCILLARY FACILITIES.**

**Ponsfield Stud, Pollardstown, The Curragh,
Co. Kildare, R56 P260.**

GUIDE PRICE: €480,000

**FOR SALE BY
ONLINE AUCTION ON
FRIDAY 7TH OCTOBER 2022
@ 3PM**



PSRA Reg. No. 001536

FOR SALE BY ONLINE AUCTION:

Ponsfield Stud, Pollardstown, The Curragh, Co. Kildare R56 P260 on c. 2.6 acres:

DESCRIPTION:

Ponsfield Stud is a substantial property with a detached two storey residence containing approximately 2,050 sq.ft. (approx. 190.45 sq.m.) of spacious accommodation. The house is approached through a recessed entrance with electric gates and surrounded by mature trees and hedges. There is also a detached garage (currently used for accommodation) which would be ideal for a home office.

The equestrian facilities comprise an American Barn with 12 boxes (lighting & automatic water), 6-unit automatic walker, 3 span hay shed with lean – to and a further 6 boxes, old lunging ring, dungstead and an old shed with 7 boxes (in disrepair).

The land is all in permanent pasture with frontage onto the local road.

Situated in an excellent location close to the Curragh Racecourse (2km), Schooling Grounds and Gallops. The property is close to the surrounding towns of Newbridge 3.5km & Kildare Town (6.5km), with a wealth of amenities and facilities on your doorstep. An excellent road and rail infrastructure is available closeby with the M7 Motorway access at Junction 12 (Ballymany) and a regular commuter train service from Newbridge or Kildare Stations to Dublin (Heuston or Grand Canal).

The property is less than ½ hour from the M50 (c. 26 miles) and easily accessible to major arteries servicing the country including M7, M9 and M4.

VIEWING STRICTLY BY APPOINTMENT

ACCOMMODATION:

Built approx. 30 years the residence comprises the following accommodation:

Entrance Hall: 3.00m x 2.53m
With oak floor, coving.

Family Room: 7.42m x 5.26m
With tiled floor, coving, French doors.

Kitchen: 4.60m x 2.85m
With tiled floor, built in ground and eye level presses, integrated dishwasher.

Dining Room: 4.58m x 2.86m
With vaulted ceiling, French doors.

Living Room: 6.42m x 5.27m
With feature fireplace, coving, recessed lights, oak floor.

Guest WC:
Tiled floor & surround, w.c., w.h.b.

Shower Room:
Tiled floor & surround, electric shower.

UPSTAIRS

Bedroom 1: 5.30m x 3.70m
Bedroom 2: 3.90m x 2.70m
Bedroom 3: 4.65m x 4.45m
Bedroom 4: 3.55m x 2.55m
Shower Room: 3.00m x 2.60m

Fully tiled, w.c., w.h.b., heated towel rail, rainwater shower.

Studio/Home Office: 5.95m x 3.50m
With sink and w.h.b.

SERVICES:

Private water supply, septic tank drainage, double glazed windows, oil-fired central heating, ESB & phone.

INCLUSIONS:

Fixtures & Fittings (only).

FEATURES:

- Compact property with residence & Yard.
- Superb location close to Newbridge, Kildare Town & The Curragh.
- Great potential for a wide number of uses.
- Close to all racecourses, veterinary practices, and training facilities on The Curragh.
- Good quality land.
- Private secure access with electric gates.

AMENITIES:

- Hunting: with the Kildare's and South County
- Racing: Curragh, Naas, Punchestown
- Golf: Royal Curragh Golf Club, K Club Straffan, Naas and Newbridge
- Shopping: Whitewater Shopping Centre in Newbridge and Kildare Retail Village in Kildare Town.
- Schools: Primary & Secondary in Newbridge, Kildare & Naas.
- Transport: Train from Newbridge and Sallins to Heuston Station and Grand Canal Dock in City (30 mins); Bus regular service to City Centre from Newbridge and Naas.

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>

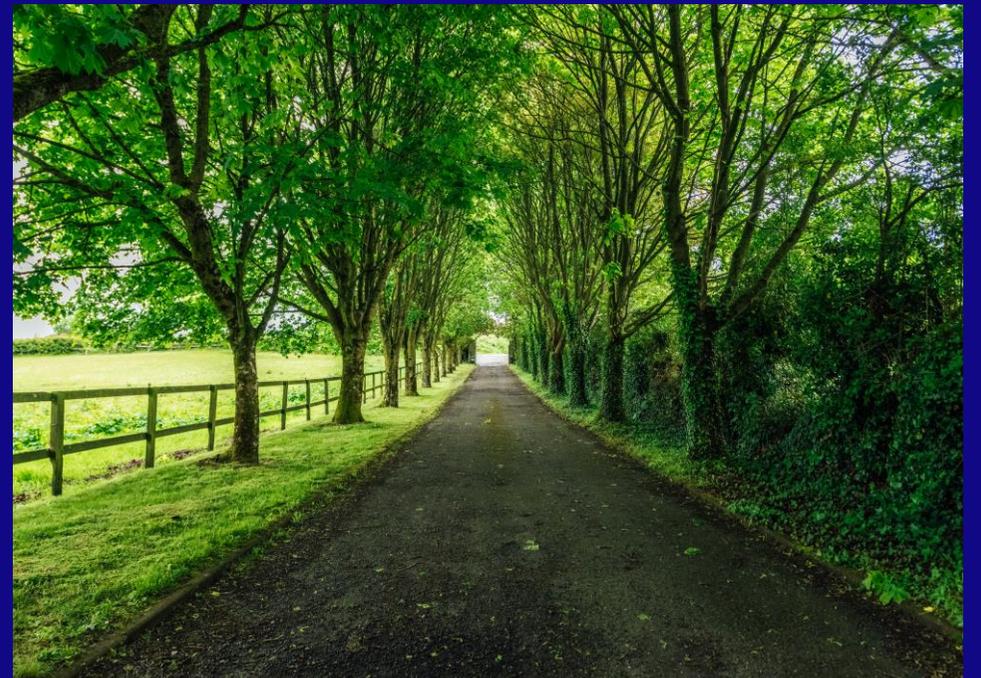
TERMS OF SALE:

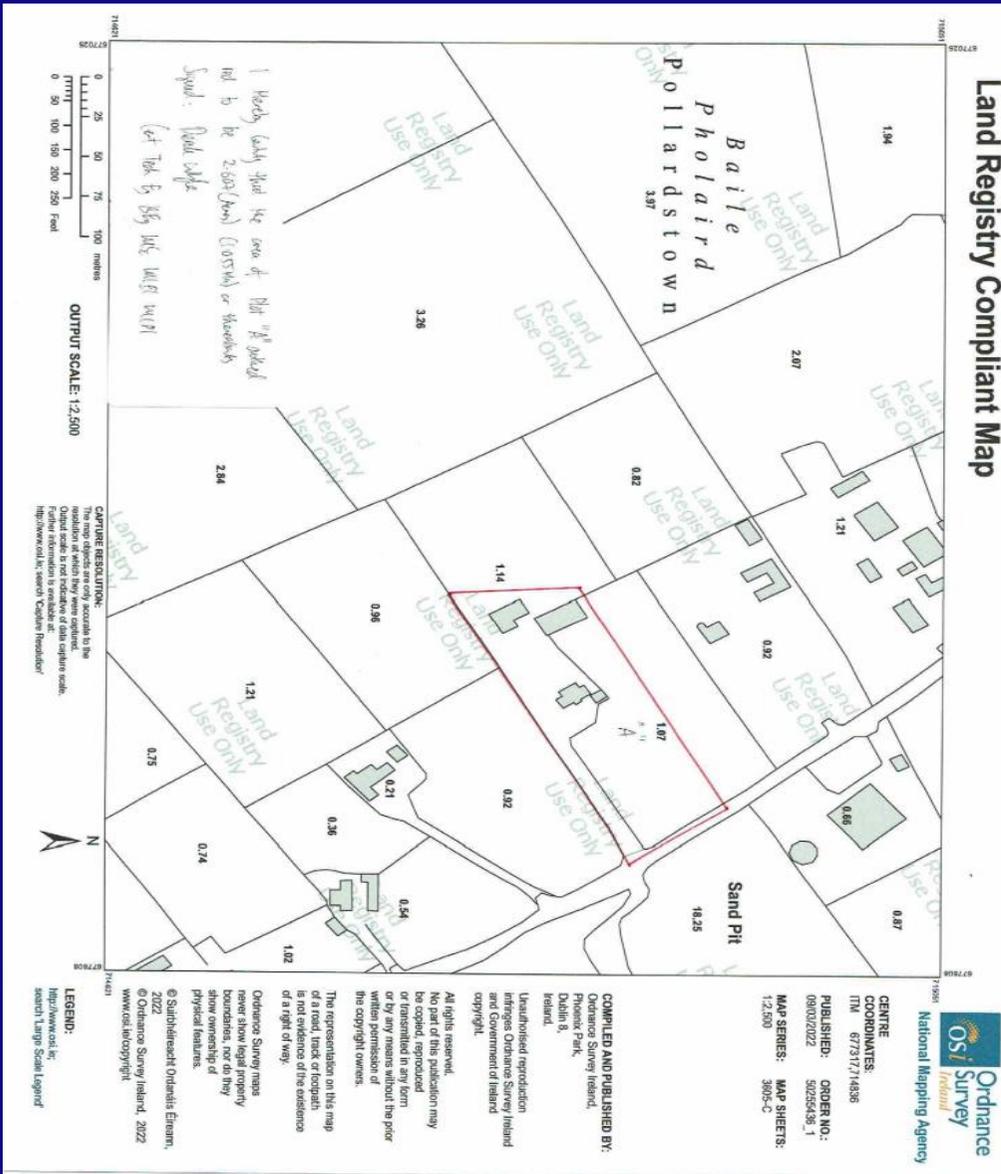
Power law LLP, Third Floor, Dockgate, Merchants Road, Galway, H91 F5EK Tel: 091-342542 Attn: Cathal Hester.

CONTACT:

Paddy Jordan Clive Kavanagh
T: 045-433550 T: 045-433550
M: 086-251994 M: 086-3818697
E: paddy@jordancs.ie E: clive@jordancs.ie







**Edward Street,
Newbridge,
Co. Kildare
T: 045-433550
www.jordancs.ie**



These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration.

© Jordan Town & Country Estate Agents 2021. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007522 © Government of Ireland.