| One of the | Famous | Racing | Lodges | on the | Curragi |
|------------|--------|--------|--------|--------|---------|
|------------|--------|--------|--------|--------|---------|

Bedroom 5 (Guest Room) 15' x 15' Ensuite shower w.c., w.h.b., Travetine tiles throughout, phone & TV point. 17'7" x 14'8" TV Room Gas fire, oak flooring, phone & TV point Sunroom 24' x 15' Tiled floor, blinds, double doors to garden, panelled ceiling Bedroom 6 16'6" x 14'10" With walk-in wardrobe, phone & TV point **Ensuite Bathroom** Jacuzzi Bath, shower, w.c., w.h.b, fully tiled Bedroom 7 14'8" x 14'8" With built-in wardrobe, phone & TV point Ensuite Shower, w.c., w.h.b., Mosaic walls, tiled floor,

OUTSIDE:

- Double Garage
- Triple Garage (underfloor heating)
- Plant Room

SERVICES:

Mains water, septic tank drainage, geothermal heating, ESB, alarm, CCTV, electric gates, PV solar panels and 3 phase electricity.

FEATURES:

- Manicured landscaped gardens, south facing.
- Rendered external finish.
- Slated roof.
- Tiled patio with southerly aspect.
- Water feature on front lawn.
- Convenient to M7 & M9,
 Newlands Cross 25 mins.

- Marvin windows throughout.
- Various flower beds.
- Box hedging and gravelled walks.
- Sensor lights around house.
- Orchard with apple, bear and plum tress.
- Hornbeam arched walk.

BER: Listed Property - N/A

AMENITIES:

Hunting with the Kildare & South County.

Golf at Curragh, K Club, Palmerstown, Rathsallagh.

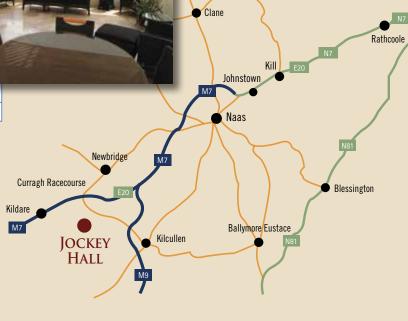
Racing at Curragh, Punchestown, Naas.

Shopping Kildare Retail Village, Whitewater Shopping Centre in Newbridge.

DIRECTIONS:

From Dublin: Take M7 to
Newbridge, Exit at Junction 12,
take 2nd Exit on Roundabout and
go through Curragh Camp after
½ mile turn left at Rising Sun
(Four Crossroads), go for c. 1 mile
property is on the right (Beech
hedge).

From South: Exit 12 on M7, at roundabout take 4th exit over motorway bridge to 2nd roundabout, take 2nd exit onto Curragh Camp after ½ mile turn left at Rising Sun (Four Crossroads), go for c. 1 mile property is on the right (Beech hedge).





Auctioneers, Estate Agents & Chartered Valuation Surveyors

Celbridge

DUBLIN

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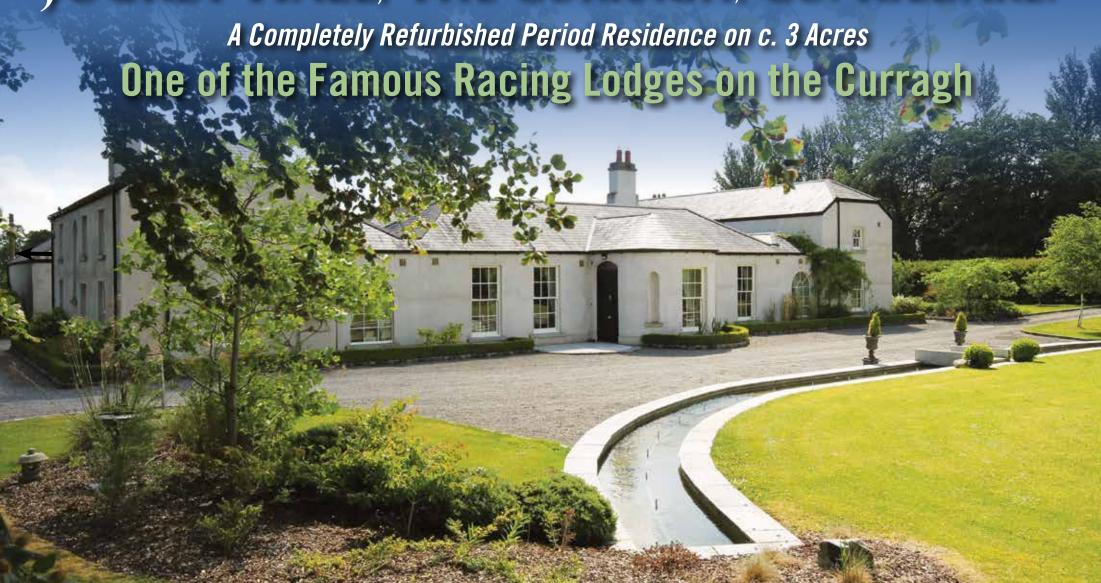
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JOCKEY HALL, THE CURRAGH, CO. KILDARE.



OCKEY HALL, THE CURRAGH, CO. KILDARE.



ockey Hall dating originally from the late 1700s was completely and sympathetically refurbished and practically re-built in 2003 by the present owners under the supervision of a Conservation Architect. The property is listed.

It now contains c. 7,000 sq.ft. of bright spacious living accommodation in pristine condition suitable as a family home and ideal for entertaining.

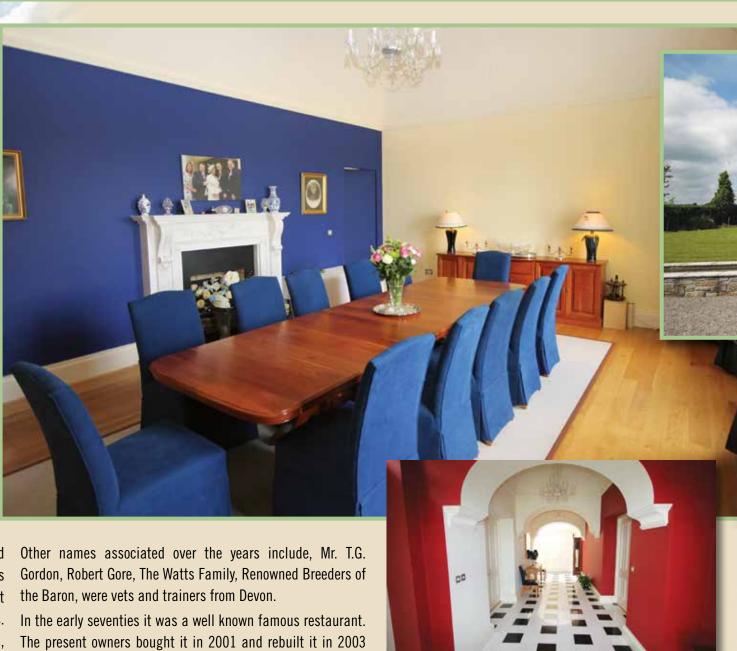
Standing on c. 3 acres of mature gardens, it fronts onto the Curragh with wonderful panoramic views and backs on to the Jockey Hall Stud Farm, overlooking the paddocks.

Only a few minutes to Kildare Town, Newbridge and Kilcullen, it is convenient to the M7 (Junction 12) and the M9 at Kilcullen.

HISTORY:

Originally dating from the late 1700s Jockey Hall has produced many classic winners from the early 1800s with some famous characters associated with the property. Mr. John Hubert Moore, for several years resided in the sixties and seventies. Horses including Scots Grey, Curragh Ranger, Furley, Rufus, Albert, Reveng, Revoke and many others were trained there.

into a magnificent family home with all modern conveniences.



VIEWING ONLY BY PRIOR APPOINTMENT



THE RESIDENCE:

Approached through electric gates over gravelled drive to the gravelled forecourt. There are manicured lawns to the front with a water feature and wonderful aspect towards "Braveheart" Hill.





| Bright Spacious Hall | 35' x 8' | Vaulted ceiling and black and white marble tiles |
|---|-------------|---|
| Spacious Drawingroom | 23' x 17'6" | Adam style fireplace with white marble mantlepiece vaulted ceiling with solid oak junker floor, recessed lighting. |
| Large Diningroom | 23' x 17'6" | White marble mantelpiece with gas fire inset, junker oak floor, service door to kitchen, vaulted ceiling. |
| Bright Spacious Fully Fitted Kitchen | 33' x 20' | With 4 oven Aga cooker (heats water), fitted ground and eye level presses, polished granite worktop, integrated double oven, electric hob, dishwasher, tiled Travatine floor, island with wooden worktop and plenty of storage, Belfast sink, French doors to patio and south facing garden, vaulted ceiling. |
| Utility Room | 15' x 13' | Polished granite worktop, double sink unit, fitted storage, fully plumbed, back door to garden |
| Back Hall | 15' x 7' | Cloaks, w.c., w.h.b., door to garden |
| Fitted Bar | 15' x 7' | |
| Pantry | 14'8" x 8' | |

Accommodation details continued on next page