

Dara Lodge

*Pollardstown, The Curragh,
Co. Kildare*



***SUBSTANTIAL DETACHED C. 3,500 SQ. FT.
RESIDENCE WITH 4 GUEST LODGES***

(Ideal Guest House or Residence with Rental Income).

FOR SALE BY PRIVATE TREATY



**Tel: 045-
433550**

“Dara Lodge” is situated in a wonderful sought after setting on a mature c. 1 ½ Acre site enclosed by trees and hedges offering a haven of peace and tranquillity on the Curragh edge. Approached through electric gates to a tarmacadam drive leading to a forecourt at the side and rear of the residence with landscaped gardens mainly in lawn with flower beds and shrubs. The residence has previously operated as a guest house in a pivotal position between Newbridge (c. 2½ miles) and Kildare (c. 2½ miles) adjacent to the Curragh Racecourse. The house extends to c.3,500 sq. ft. of spacious accommodation presented in good condition throughout with 8 beds, 7 ½ baths and 3 reception rooms,. To the rear is a separate building containing 4 guest lodges (2 x 1 bedroom and 2 x 2 bedroom) with own door access and ample car parking. A good road and rail network is available closeby only c. 1 ¾ miles from the M7 Motorway at Junction 12, bus route and train service from Kildare and Newbridge. Local amenities include racing, fishing, canoeing, rugby, GAA, golf , basketball, hockey and horse riding in the area. For the shopping enthusiast you have Kildare Retail Outlet Village and Whitewater Shopping Centre within a 5 minute drive.

Main House:

Hall:	5.12m x 2.42m	With laminate floor.
Toilet:		w.c., w.h.b., wood panelled surround and laminate floor.
Sittingroom:	6.06m x 6.06m	With Stanley stove, marble fireplace, wall lights and French doors to front garden.
Diningroom:	5.48m x 3.44m	With French door to front garden, wall lights and fitted display cabinet.
Kitchen:	6.56m x 2.38m	Two oven AGA, tiled floor, plumbed, cream built-in ground and eye level presses, s.s. sink unit, extractor and tiled surround.
Livingroom:	5.56 x 4.45m	marble fireplace and recessed lights.
Utility:	3.01m x 2.58m	Built-in ground and eye level presses, s.s. sink unit, plumbed, Nordemende electric oven, ceramic hob, extractor unit, hotpress (shelved with immersion) tiled floor and surround.
Bathroom 1:	2.65m x 2.52m	w.c., vanity w.h.b., bath with shower attachment, electric shower, fully tiled floor and walls.



- Bedroom 1: 3.8m x 3.3m
- Bedroom 2: 3.7m x 3.4m
- Bedroom 3: 2.57m x 2.34m With sliding mirrored wardrobe.
- Bedroom 4: 4.33m x 3.54m With shoe closet, wall lights and mirrored sliding wardrobe.
- Ensuite: w.c., pedestal w.h.b., bath with shower attachment, electric shower, heated towel rail and fully tiled floor and walls.
- Bedroom 5: 3.58m x 2.67m
- Ensuite: w.c., w.h.b., electric shower and tiled floor.
- Bedroom 6: 3.58m x 3.m

- Ensuite: Electric shower, w.c., w.h.b.
- Bedroom 7: 4.63m x 3.58m
- Ensuite: w.c., w.h.b., bath, electric shower, storage closet.
- Upstairs:**
- Office: 2.41m x 2.35m With shelving.
- Bedroom 8: 4.91m x 2.5m With built-in wardrobes and w.h.b.
- Ensuite: Electric shower, w.c., tiled floor.
- Bedroom 9: 4.15m x 3.62 With sliding wardrobes and door to balcony.
- Showerroom: w.c., vanity w.h.b., shower, heated towel rail, fitted press and fully tiled floor and walls.



Guest Lodges:

Guest Lodges 2 & 3: 1 bedroom units containing c. 460 sq. ft. with entrance hall, kitchen/livingroom, bedroom and bathroom.

Guest Lodges 1 & 4: 2 bedroom units containing c. 660 sq.ft. with entrance hall, kitchen/livingroom, 2 bedrooms, ensuite and bathroom.

The units are finished to a very high specification built in 2003 with PVC double glazed windows, electric heating, fitted kitchens and laminate or tiled floors. The units have their independent own door access and car parking area to front and side.

OUTSIDE:

Approached through electric gates to a tarmacadam drive which proceeds to the site and rear of the house offering ample car-parking space. The site stands on c.1.5 Acres mainly in lawn enclosed by trees and ledges with flower beds and shrubs.



SERVICES:

Mains water, two septic tanks, alarmed, climate remote oil fired central heating control system and electricity

INCLUSIONS:

Carpets, AGA, extractor and light fittings.



FEATURES:

- Overlooking the Curragh Plains and Curragh Racecourse.
- 4 Guest Lodges (2 x 1 beds, 2 x 2 beds)
- C. 1½ Acre landscaped site enclosed by trees and hedges.
- C. 3,500 sq.ft. residence.
- C. 1¾ miles from M7 Motorway.
- Newbridge 2½ miles, Kildare 2¼ miles

BER F HOUSE

BER E1 LODGES

GUIDE PRICE: €695,000



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