



**Marshfield House,  
Leixlip, Co. Kildare**

on c. 5 acres (2.02 Ha)

**Coonan**  
PROPERTY

For Sale by Public Auction on 7th October in Glenroyal Hotel Maynooth Co. Kildare at 3 pm

This magnificent period residence is a beautifully appointed "Queen Anne" house (1711-1713) in absolute walk in condition with the benefit of a private riverside setting and fishing rights on the river Liffey together with approximately 5 acres .

Marshfield house is sheltered by mature trees with lawns leading to the river, has been meticulously cared for in recent years by the current owner.

Accessed just off the Main Street of Leixlip, Marshfield, set between a public park and river, is only 16km from Dublin city centre, about 19km from Dublin Airport and just minutes from the M50 Dublin ring road and M4 Dublin/ Galway Roadway.





# Accommodation

## Ground Floor:

Entrance hall

Drawing room

Study

Marshfield is an ideal family home with well-proportioned accommodations, The ground floor has a reception hall with original hand crafted stair case railings, cloak room, drawing room with fine carved marble mantel piece, dining room with fireplace and sun room, Spacious kitchen/breakfast room with oil fired Aga and 2 solid teakwood conservatories East and West facing. Upstairs there are six bedrooms.



# Accommodation

Kitchen

Two conservatories

Dining room



# Accommodation

## 1st Floor:

Landing

Master bedroom

Bedroom 2



# Accommodation

Bedroom 3

Bedroom 4

Bedroom 5

Bedroom 6

Bathroom



## GROUNDS:

The landscaped lawns at Marshfield feature a superb collection of mature plants and shrubs as well as mature trees. The lawns roll down to the river Liffey interspersed with flower beds and colourful shrubs and with 2 particularly striking 200plus year old blue cedars.

## FISHING RIGHTS:

The property has a 120m frontage to and fishing rights over the river Liffey a well known salmon and trout river.

## HISTORY:

Between the years of 1711-1713 Marshfield house was constructed on behalf on Benjamin Rayner, a local Inn keeper from Leixlip. Rayner is recorded as having obtained a 90-year lease from Joseph Marriot. As part of the lease Rayner contracted to construct a "house" of lime and stone and other improvements", the lease also stated that its lessee is "obligated to produce 2 dozen trouts yearly and every year at Christmas".

The Name Marshfield House refers to Archbishop Narcissus Marsh, founder of Marsh's Library in Dublin. It is recorded that Archbishop Marsh's niece, Grace, daughter of his brother Epaphroditus, was an early occupant of the house. Furthermore, it is believed that the archbishop himself resided at Marshfield for a time.

Other occupants associated with Marshfield include Lieutenant Thomas Atkinson, and generations of the Cavendish family. In 1848 the property was acquired by the Trench family.

In 1878 General William Irwin. Subsequent owners included Ferguson and Forsyth families and the current vendor acquired Marshfield in 1988.

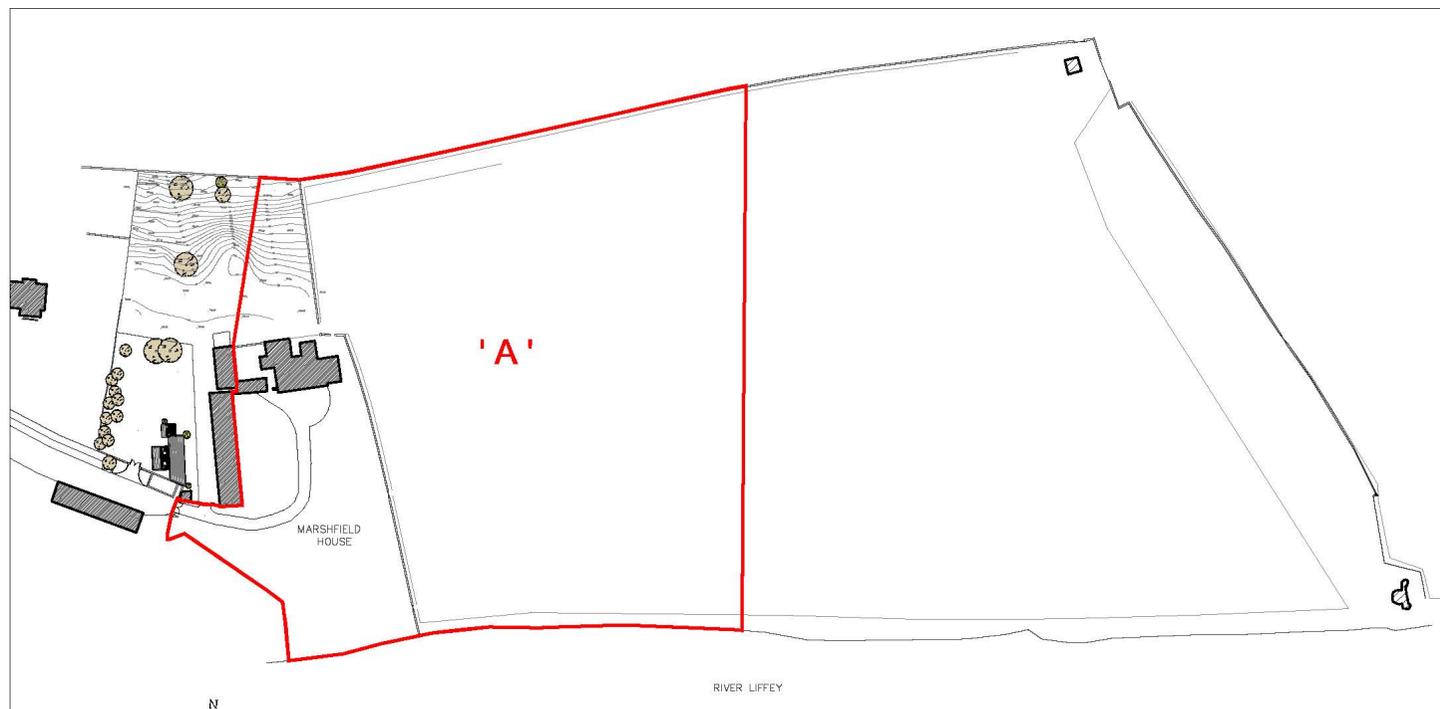


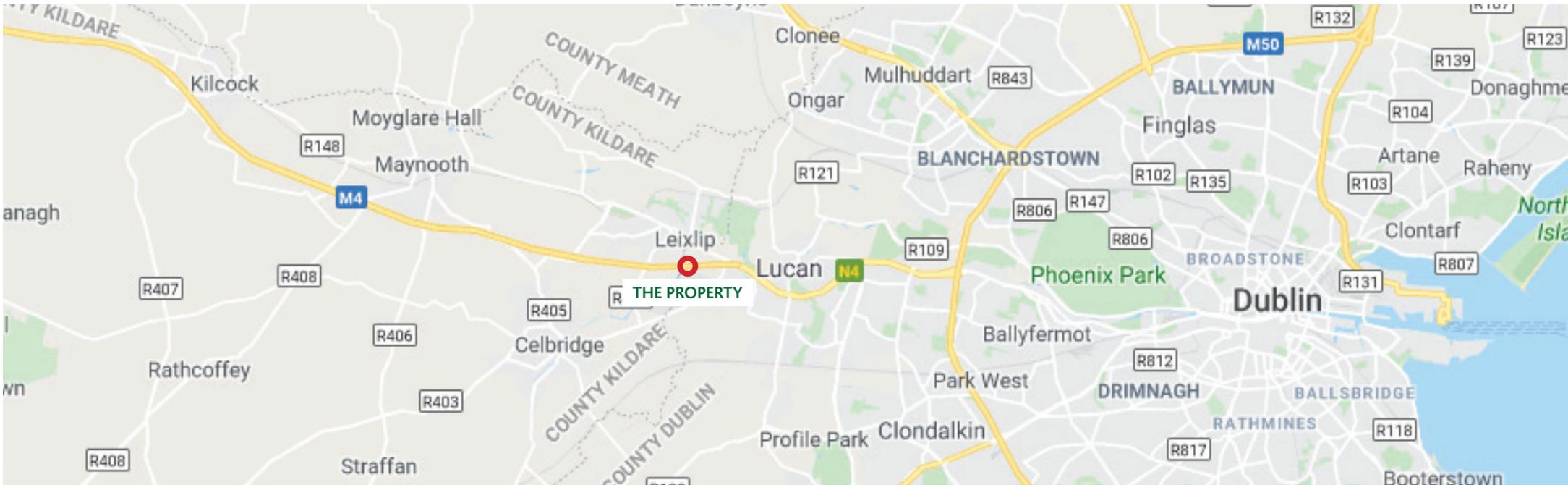
## Outside:

c. 5 acres of good quality lands in pasture & stud fenced  
Frontage to the Black avenue leading to St Catherines Park  
Fishing rights to River Liffey 120m

## Additional Information:

Secured with electronic gates and stone peers  
Gravel driveway  
Private setting within walking distance to main street and St Catherine's Park Electronically controlled gates with CCTV.  
House Rewired and re- plumbed  
Spacious attic Storage for future build out  
Oil Fired Central Heating  
Laundry/utility room 5.5m x 2.6m with tiled floor





## Directions:

From Dublin M4 take exit no. 5 follow road to Leixlip, and take immediate turn at the bend onto Mill Lane past the fire station. The property is at the very end of this lane.

Dublin City & Airport 25 min, M50 10min

## Viewing

By appointment at any convenient time

## BER:

Exempt

## Solicitors

Noel McCarton of McCarton & Burke sols,  
Dublin Tel: (01) 872 5944

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