



Magnificent Detached Country Home on c. 4¼ Acres

WINTERBERRY LODGE

EYREFIELD, ATHGARVAN, THE CURRAGH, CO. KILDARE, R56KC03

JORDAN 

Winterberry Lodge is an impressive architect designed, detached country home located in a peaceful and serene setting in Eyrefield, Athgarvan, Co. Kildare, just 1.4 km from the renowned Curragh Plains with c. 4,500 acres of open parkland and its famous racecourse in the hearth of the bloodstock industry. Nestled on c. 4¼ acres, this property offers a blend of luxury and tranquility with its proximity to some of the country's finest stud farms to include Eyrefield House Stud, Athgarvan Lodge Stud, Eyrefield Lodge Stud and Castlemartin Stud.

The house itself, built approximately 20 years ago, spans c. 354 sq.m. (around 3,810 sq.ft.) and boasts architectural grandeur. It features a large entrance with electric gates to a sweeping tarmacadam driveway leading to a gravel forecourt. The property is beautifully landscaped offering a haven of peace and tranquility away from the hustle and bustle of today with mature trees and hedges, and includes a walled-in garden, vegetable garden, paddock, and a detached double garage.



Internally, Winterberry Lodge exudes elegance with features such as a marble fireplaces, vaulted ceilings (ranging from 3.2m to 3.56m), double glazed sash windows, and an integrated music system with speakers connected to a Sonas (Bose) music system.

The country-style kitchen is equipped with high-end amenities, including granite/marble worktops, an island unit, and a 4-oven Aga cooker.

The home offers multiple living areas, including a grand drawing room with a vaulted ceiling and French doors leading to the veranda and patio area, a formal dining room, a cosy living room, and a spacious kitchen/dining area. The property also includes a back hall, utility room, and guest toilet. The bedroom wing contains five generous double bedrooms, 3 en-suites and a family bathroom with main suite featuring a walk-in closet.

Winterberry Lodge benefits from its idyllic location, close to Athgarvan Village with the River Liffey meandering through, pub/restaurant, convenience store, and primary school. Nearby towns include Kilcullen (c. 3 km), Newbridge (c. 4 km), Kildare Town (c. 10 km), and Naas (c. 13 km), providing a range of dining, shopping, and leisure options, including the Kildare Retail Outlet Village and Whitewater Shopping Centre. The area is well-served by both road and rail, with easy access to the M7 (c. 4 km) and M9 (c. 4 km) motorways, as well as bus and train services from Newbridge and Kildare stations.

This home is a perfect blend of luxury, location, and convenience.







ACCOMMODATION

Reception Hall: 2.80m x 9.00m, tiled floor, coving, vaulted ceiling.

Drawing Room: 7.40m x 4.60m, 2 sets of patio doors to patio and veranda, oak floor, vaulted ceiling with inset speakers, wall lights, built in book shelving/display cabinets, marble fireplace, double doors

Dining Room: 4.60m x 4.35m, oak floor, marble fireplace, French door to veranda and patio, vaulted ceiling with inset speakers.

Living Room: 6.66m x 5.00m, oak floor, vaulted ceiling, coving, wall lights, marble fireplace, built in book shelving/display units.

Kitchen: 4.93m x 4.22m, oak floor, island unit, built in ground and eye level presses, marble and granite worktops, sink unit, Neff integrated dishwasher, extractor, 2 oven Aga cooker with companion set which has 2 electric ovens and a gas hob, larder unit, 2 integrated fridges, vaulted ceiling, coving, recessed lights.

Breakfast Room: 5.00m x 4.57m, French doors to walled in garden, vaulted ceiling with inset speaker, recessed lights, open plan to kitchen.

Corridor: 13.52m x 1.34m, oak floor, seating area, book shelving built-in.

Toilet: w.h.b., old style w.c. with cistern and chain, wood panel surround, coving, recessed lights.

Utility Room: 5.00m x 2.37m, oak floor, coving, recessed lights, built in ground and eye level presses, granite worktops







Back Hall : 5.00m x 2.60m, tiled and oak floor, coving, storage closet, recessed lights.

Main Bedroom Suite: 5.00m x 3.91m, with walk-in closet, coving, speakers.

En-suite: double shower, bath with shower attachment, vanity w.h.b., marble worktop, fitted presses, coving, recessed lights, inset speakers

Bedroom 2 : 3.00m x 4.66m, coving, built in closet.

En-suite: tiled floor, w.c., vanity w.h.b, shower, coving, recessed lights.

Bedroom 3: 3.94m x 3.06m built in wardrobe, coving.

Shower Room: w.c., pedestal w.h.b., wood panel surround, corner shower, coving, recessed lights, wooden floor.

Bedroom 4: 3.94m x 3.06m, built in wardrobe, coving.

Bedroom 5: 4.26m x 3.00m, built in wardrobe, coving.

En-suite: tiled floor, w.c., vanity w.h.b., coving, recessed lights, corner shower.

Linen Cupboard:

Attic Space: with folding stairs access.

OUTSIDE

Approached through electric gates to a sweeping tarmacadam driveway and a gravel forecourt. Landscaped gardens with mature trees and hedges, and a walled-in garden, vegetable garden, paddock. Detached double garage – one garage is carpeted with heating and plumbed for water.

FEATURES

Spacious c. 354 sq.m. (c. 3,810 sq.ft.) of accommodation

c. 4¼ acre site

Double glazed sash windows

Electric gates

Architect designed Country home

2 oven Aga cooker with companion set which has 2 electric ovens and a gas hob

Country style kitchen with granite/marble worktops and appliances

Vaulted ceilings

Oil fired underfloor heating

Integrated music system with speakers connected to a Sonas (Bose) music system

Large veranda area

Curragh Plains c. 1.4km

Newbridge 4 km, Kilcullen 3 km

Athgarvan 1 km, Kildare 10 km

Good road and rail infrastructure close by

Excellent educational, recreational and shopping facilities

SERVICES

Mains water, bio-cycle septic tank, electricity, underfloor oil fired central heating, alarm, broadband

AMENITIES

The area has a wealth of amenities close by with GAA, rugby, soccer, swimming, fishing, canoeing, athletics, hockey, horesriding, golf and racing in the Curragh, Punchestown and Naas.

SOLICITOR

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