

Castleroe House



Castleroe, Kilkea, Co. Kildare, R93 YD77

On c.164 Acres (66.36 Ha)

*A Superb holding with Period Residence
& Limestone Yard on some of the
best land in Co. Kildare.*

FOR SALE BY PUBLIC AUCTION

Thursday 29th July 2021

at 3pm (venue to be announced)

Pre-registration essential



PSRA Licence No: 001536

TEL: (045) 433550



Castleroe House

Castleroe, Kilkea, Co. Kildare, R93 YD77

LOCATION:

The property is located just outside the village of Kilkea in south Kildare, close to the border with Carlow. It is set amongst rolling farmland and is surrounded by some of the best arable and grass lands in the country. It offers tremendous accessibility close to Castl Dermot 6km, Carlow 11km, and Athy 12km. The M9 (Junction 4) is a mere 10-minute drive with Dublin City accessible within 45 minutes.

DESCRIPTION:

The property stands on a total area of 66.36 hectares (164 acres) and comprises a Period residence, Courtyard, and old Farmyard on top quality lands.

THE HOUSE:

The residence is approached via recessed gates and a private avenue. It comprises a two storey Period house of circa 155 sq.m (1,668 sq.ft) which is set back from the road and surrounded by mature trees. The accommodation comprises:

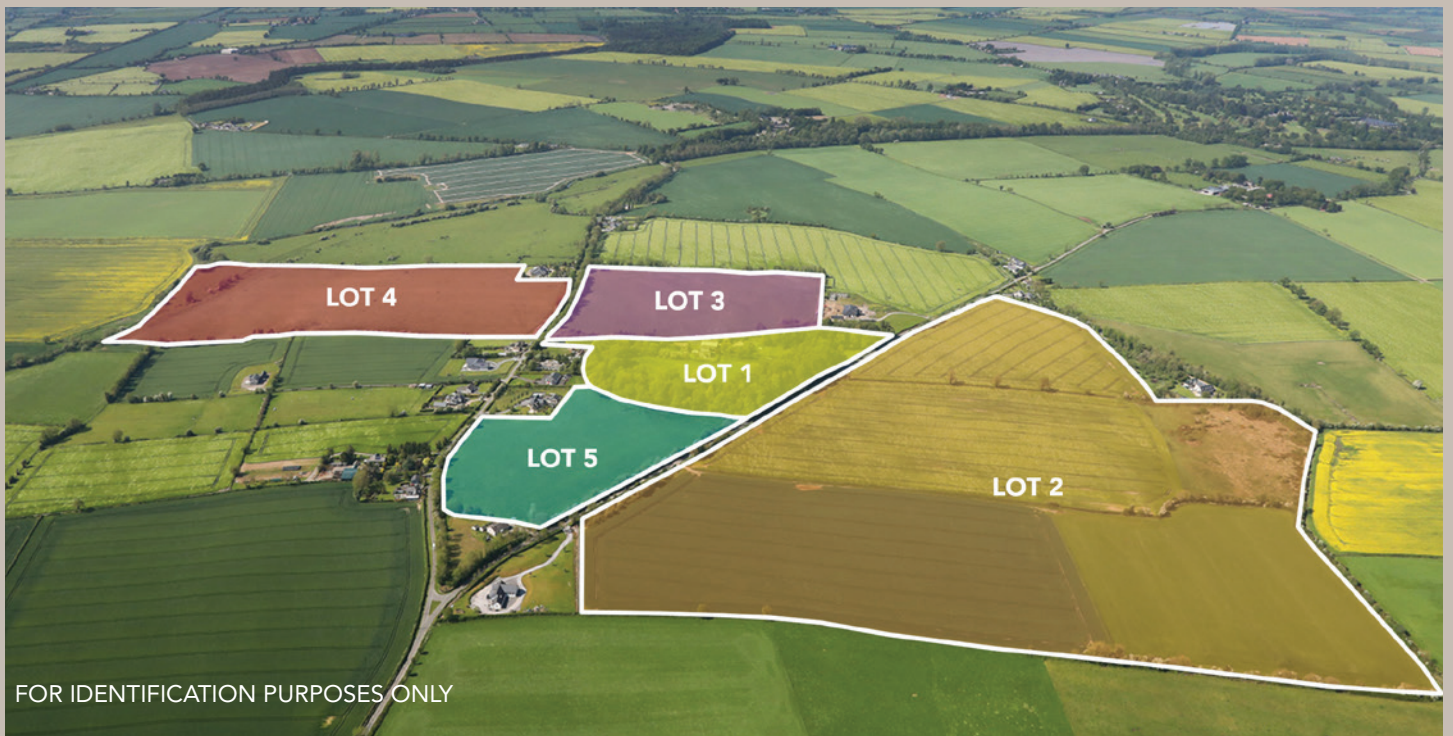
Entrance Hall:	1.7m x 7.8m Coving.
Drawing room:	5.0m x 4.1m Coving, marble fireplace.
Dining room:	3.80m x 3.7m Open plan, Rayburn cooker with arch leading to living room:
Living room:	4.2m x 3.7m Tiled floor, stove.
Kitchen:	1.8m x 3.8m Built in presses, Belfast sink, tiled floor.

BACK HALL:

Bathroom:	2.4m x 2.6m Fully tiled with w.c, shower & w.h.b
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FIRST FLOOR:

Bedroom 1:	4.3m x 3.5m Fireplace.
Bedroom 2:	4.0m x 4.4m Fireplace.
Bedroom 3:	3.9m x 3.7m Fireplace.
Nursery room /	
Walk in Wardrobe:	1.9m x 3.7m



COURTYARD:

To the immediate rear of the main residence is an original courtyard which comprises an old coach house with loft in addition to several stables and general outhouses which have loads of potential and are suitable for conversion to any number of uses.

YARD:

This is a traditional yard comprising a range of outhouses, stone buildings, dry barns, and a hay shed.

THE LAND:

The entire farm extends to 66.36 hectares (164 acres). It is generally surrounding the house and yard but is divided by two local roads. The land is all good quality in a combination of tillage and grass. It is ideally suited for any number of uses. There is extensive road frontage and mature trees on some of the boundaries. The land is classified in the soils map of County Kildare as 'Fontstown Series' which is described as 'top quality land' and is predominately found around Athy and its hinterland.

LOTS:

The property will be offered in several lots as per below and outlined on the attached map.

LOT 1:

House & Yard on c.13 acres.

LOT 2:

c.81 acres in corn.

LOT 3:

c.20 acres in grass.

LOT 4:

c.39 acres in grass with frontage to River Greese.

LOT 5:

c.10.5 acres in grass.

LOT 6:

Entire.



GUIDE PRICE:

Lot 1: House & Yard on 13 acres: €400,000
Lots 2 - 5: €12,000 per acre.

TITLE:

Freehold

Solicitor:

P. J Byrne & Co, Carlow, Co. Carlow.

SERVICES:

Private well, septic tank, ESB & telephone.
Fibre available at back entrance.

ENTITLEMENTS:

There are no entitlements with the farm.

FIXTURES & FITTINGS:

Fixtures in house are included. All other items are expressly excluded unless stated otherwise.

AMENITIES:

Golf:	Kilkea, Carlow & Rathsalagh.
Hunting	Kildare & South County
Racing	Naas, Curragh, Punchestown
Sport:	Athy, Carlow (rugby, GAA, soccer, tennis etc).
Shopping:	Athy, Carlow, Newbridge, Portlaoise & Kildare Village.
Schools:	Kilkea (primary), Athy, Castledermot & Carlow.

AUCTION CONDITIONS:

Purchaser to sign contracts on day of sale.
10% deposit required payable by either cheque or bank draft.
YOU MUST PRE-REGISTER TO ATTEND THE AUCTION.

CONTACT:

Paddy Jordan:

045 – 433550 or paddy@jordancs.ie

Clive Kavanagh:

045 – 433550 or clive@jordancs.ie

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VIEWING STRICTLY BY APPOINTMENT BY SOLE SELLING AGENTS



No: 113724611



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www.jordancs.ie

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