



Established. 1952
**JP&M
DOYLE**

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FOR SALE BY PRIVATE TREATY
RESIDENCE & STABLEYARD
ON C. 31.5 ACRES/ 12.75 HA.,
EADESTOWN,



NAAS, CO. KILDARE
W91 YR22.

jpmdoyle.ie

(01) 490 3201

LOCATION:

Situated in this most convenient location between Naas and Blessington on the R470 beside the village of Eadestown within walking distance of the Church and School, close to Punchestown Race Course and the villages of Johnstown & Kill, the town of Naas is a short distance with good boutiques, restaurants and pubs. The property is within easy commuting distance of Dublin City, M50 and the airport. The area benefits from a host of amenities including horse riding with a choice of hunting packs the local being The Kildare Hunt and the South County Hunt, water sports and numerous well known golf courses. Co. Kildare is considered one of the most desirable counties in Ireland, renowned worldwide for its connection to racing and the blood stock industry and also has excellent towns and modern amenities.

Naas: c. 4 miles. **Johnstown:** c. 5 miles. **Blessington:** c. 2 miles. **Dublin City Centre:** c. 18 miles.



DESCRIPTION:

The property comprises of an attractive dormer residence in good condition throughout approached by long tree lined driveway with an extensive stable yard and farm buildings in this most sought after and convenient location. The house is laid out in hall, living room, dining room, kitchen, utility, four bedrooms and bathroom and a large attic room. This is an ideal opportunity for any equine enthusiast. The stable yard comprises of an original courtyard of lofted stables and farm buildings all set on top quality land c. 31.5 acres/ 12.75 hectares laid out in good sized well sheltered divisions all currently in grass with exceptional views over the surrounding countryside.

ACCOMMODATION:

THE RESIDENCE:

<u>Hall:</u>	
<u>Sitting Room:</u>	4.88m x 4.05m. Bay window, feature fireplace.
<u>Dining Room:</u>	3.64m x 3.00m.
<u>Sun Room:</u>	1.57m x 1.51m
<u>Kitchen:</u>	4.80m x 3.76m. Fully fitted modern units, free standing stove.
<u>Utility:</u>	3.68m x 2.71m. With w.c., w.h.b.
<u>Bedroom 1:</u>	2.73m x 2.66m. With built in wardrobe.
<u>Bathroom:</u>	2.76m x 2.66m. With shower, w.c. and w.h.b.
<u>Bedroom 2:</u>	3.89m x 3.24m.
<u>Bedroom 3/ Study:</u>	2.65m x 1.81m.



Bedroom 4: 3.61m x 3.89m.

Attic Room: 5.90m x 3.57m Approx. (No Access)

Attached Garage & Boiler House: 7.66m x 3.06m.



OUTSIDE:

- Mature gardens.
- Lofted garage.

THE STABLEYARD/ FARMYARD:

Old world stone built courtyard of buildings comprising of:

- Six stables (Partly Lofted).
- Range of stone outhouses.
- Two cattle sheds.
- Three bay hay shed.
- Cow byre.
- Machinery sheds.

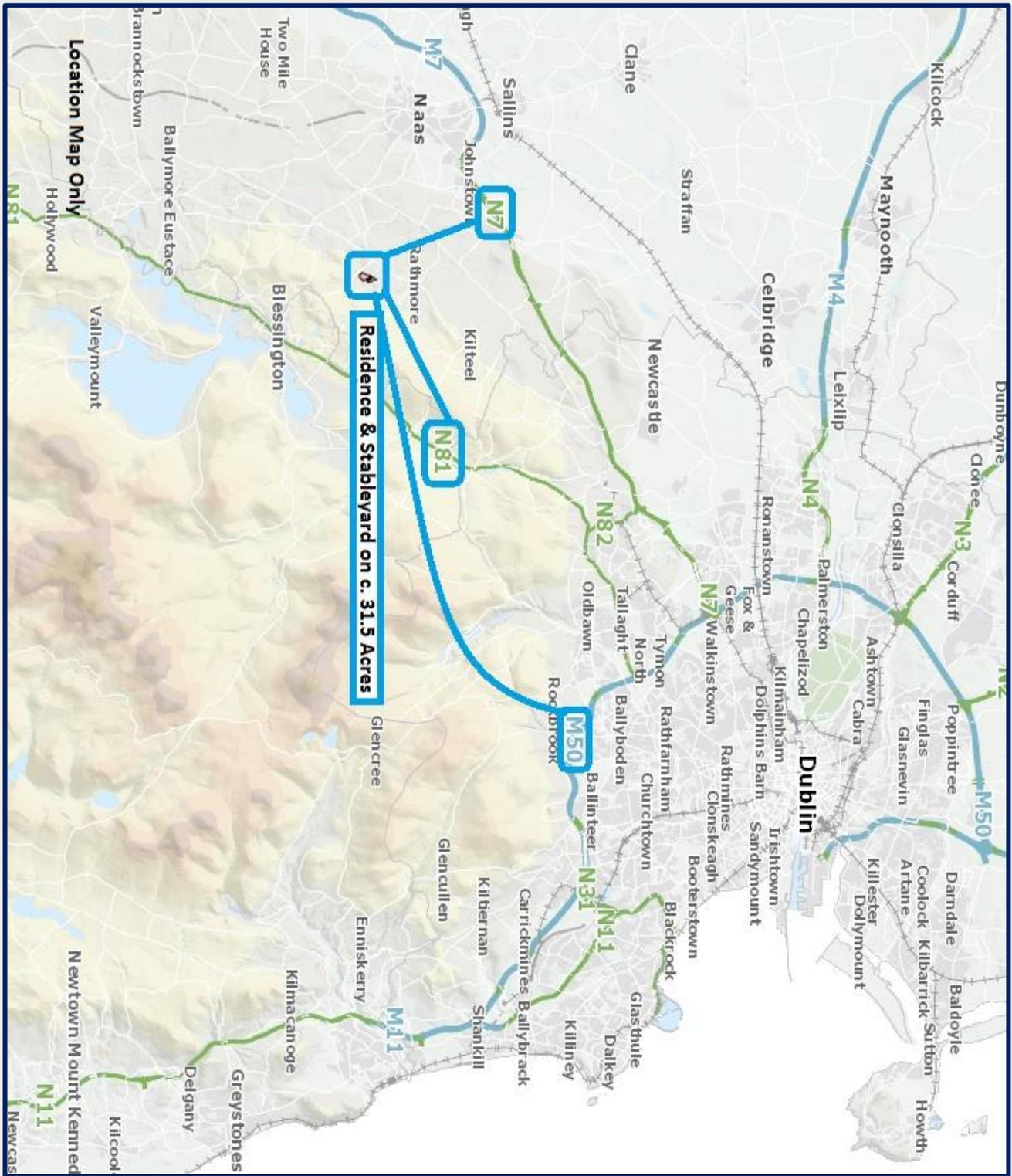
LANDS:

Laid out in good sized divisions all in grass and of good quality.

VIEWING: By Appointment Only

BER: E1 (104216478)

PRICE REGION: €795,000



Established 1952
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PSRA Licence: 002264

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