

Oldtown Grangecon, Co. Wicklow

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Jordan Town and Country
Estate Agents

A Magnificent Family Home (c. 7,000 sq.ft.) with stunning Georgian Style Residence and Gate Lodge on c.62 Acres of Top Quality Land with 6 Boxes and All Weather Arena on the Kildare/Wicklow Border.



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A Magnificent Family Home (c. 7,000 sq.ft.) with stunning Georgian Style Residence and Gate Lodge on c. 62 Acres of Top Quality Land with 6 Boxes and All Weather Arena on the Kildare/Wicklow Border.

LOCATION:

Eircode: W91 HK30. Oldtown is only 5 minutes from the M9 (Junction 3) at Ballytore giving direct access to Dublin (50km) and its International Airport. Five minutes away are Rathsallagh Hotel and Golf Course. Kilcullen 14km - famous for Nolan's butchery and Berney's Saddler and good restaurants. Grangecon Kitchen is 2km. Burtown House and Gardens is just up the road, as is Kilkea Castle Hotel and Golf Course. The Curragh, Kildare Village and Punchestown are all nearby with Athy Town 15km and Carlow 22km.

DESCRIPTION:

Oldtown was built in 2000 by the present owners, to a high specification with an emphasis on light. Set on a very private elevated site it has spectacular views over 5 counties to take advantage of its south facing orientation.

Approached via recessed electric gates, through tree lined avenue, the house is nicely set back from the road, on an elevated site.





*C. 62 Acres of top quality land with 6 boxes
and all weather arena on the Kildare/Wicklow Border*



ACCOMMODATION:
comprising c. 7,000 sq.ft. (650 sq.m.) as follows:
Ground Floor:
 Portico porch entrance leading to bright spacious:

| | | |
|---------------------------------|--------------|--|
| Hall | 14.3m x 3.3m | Coving, marble tiled floor, double doors lead to: |
| Drawingroom: | 9.4m x 6.1m | Georgian Fireplace French doors opening on to south facing patio with views over farm. |
| Diningroom: | 6.4m x 4.8m | Georgian fireplace |
| Kitchen/ Breakfast room: | 8.6m x 7.6m | Bright spacious with built in ground and eye level oak cupboards, tiled floor, polished granite worktops, 4 oven Aga, gas 4 unit hob and oven, integrated dishwasher and fridge. |



| | | |
|---------------------------|-------------|--|
| Office Space: | | |
| Living/Familyroom: | 7m x 5.1m | A spectacular room with Sandstone fireplace and French doors to south facing patio. Tiled cloaks, boots Fully plumbed, sink unit, built in presses. w.c., w.h.b. |
| Back Hall: | | |
| Utility/ Laundry: | | Built in presses Fully fitted shelving and storage. |
| Toilet | | Built in wardrobe |
| Pantry: | 4.4m x 2.7m | Tiled, Bath, showerw.c., w.h.b. |
| Office: | 5.2m x 3m | Built in wardrobe |
| Bedroom 1: | 5.2m x 5m | Tiled, Shower, w.c., w.h.b. |
| Ensuite: | | |
| Bedroom 2: | 4m x 2.8m | |
| Bathroom: | | |
| Bedroom 3: | 5.6m x 3.4m | |
| Linen Press: | | |
| Bedroom 4: | 5.1m x 3.8m | |
| Ensuite: | | Tiled, bath, shower, w.c., w.h.b. |







UPSTAIRS:
Bright spacious landing:

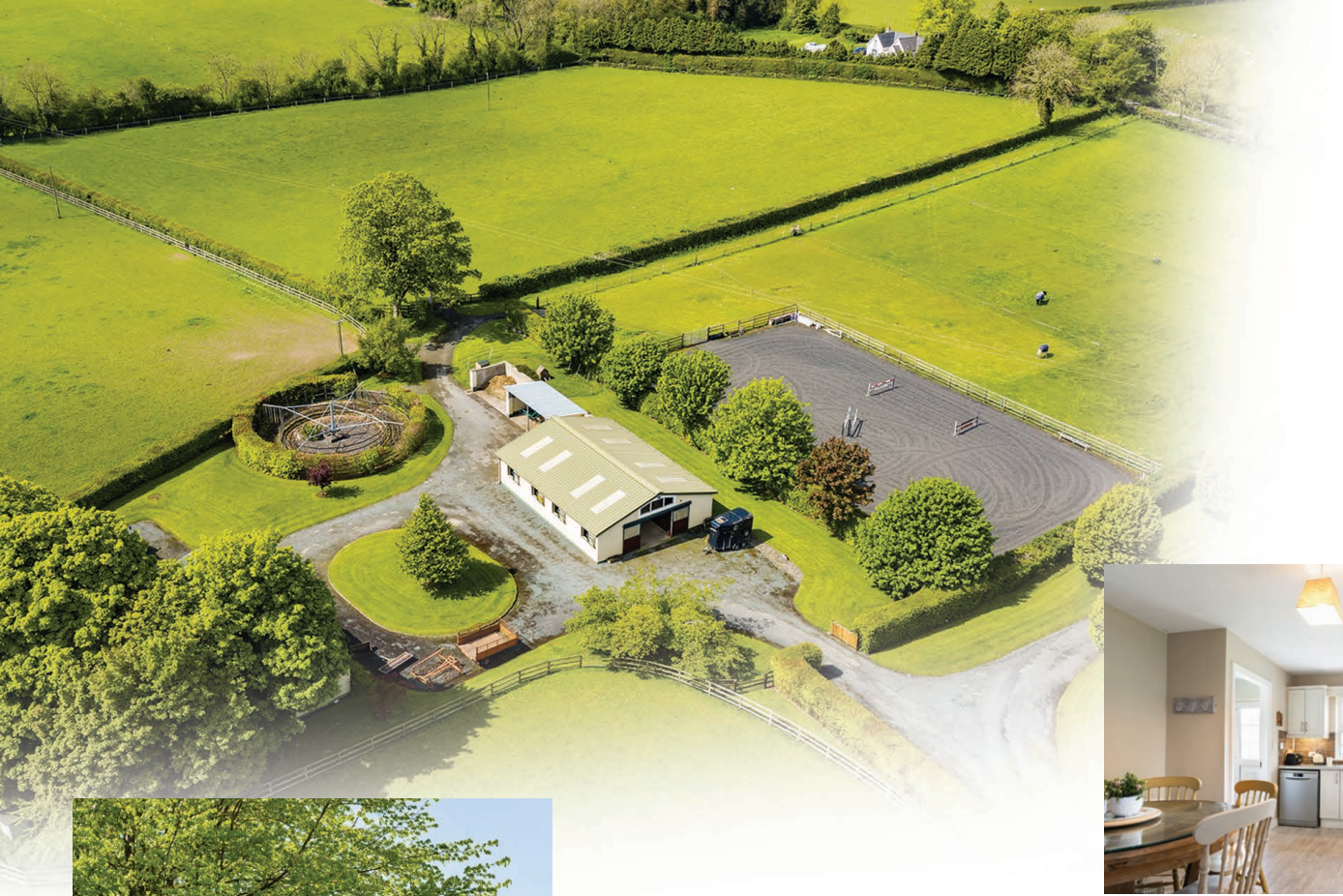
9m x 3m

Master Suite: 9.5m x 4.4m

Includes
Dressingroom
various storage
built in wardrobes,
bath, shower, w.c.,
w.h.b.
Large storage space
Built in wardrobe
Bath, shower, w.c., w.h.b.

Guest Bedroom: 4.8m x 3.9m
Ensuite





THE GATE LODGE: comprising c.1,200 sq.ft. (111.48 sq.m.) Comprising hall, livingroom with stove, kitchen, utility, 3 bedrooms and bathroom. Attic space – suit extra room. Double glazed windows and oil fired central heating. Patio, Electric car charger



OUTSIDE:

- Workshop – Garden/wood storage, Plant Room
- Cellar/ Basement Store 5.8m x 4.6m
- Air to water central heating.
- Under floor heating on ground floor.
- Sash windows – double glazed.

GARDENS:

The gardens are mainly in lawn with various flower beds and herbaceous borders, large south facing patio with wonderful views over the farm and surrounding counties.

THE YARD:

- American barn with 6 boxes
- Tack & Feed Room
- All weather Arena
- 3 Span Hayshed and Lean-to.

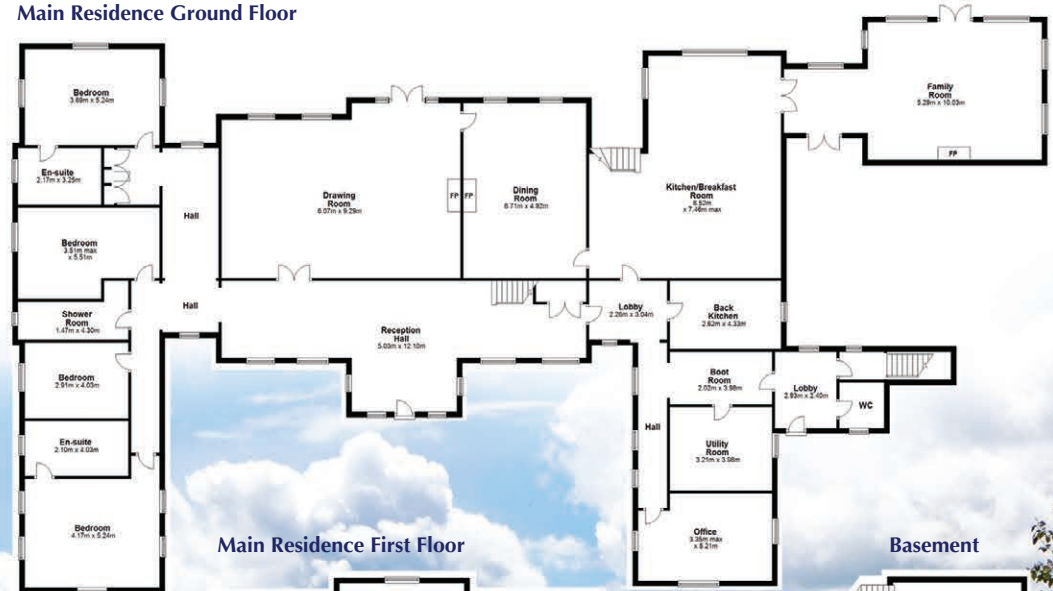
THE LAND:

The land is all top quality with tremendous shelter laid out in 9 paddocks mostly post and railed with piped water and good road frontage.

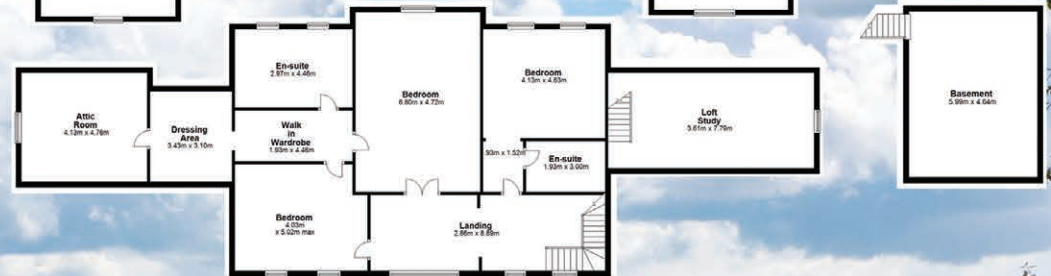
- Central Vacuum
- Alarmed.
- Private well.
- WiFi.
- Septic tank.
- Security cameras

- Security Cameras
- 4 Unit Auto Walker
- Wash Bay

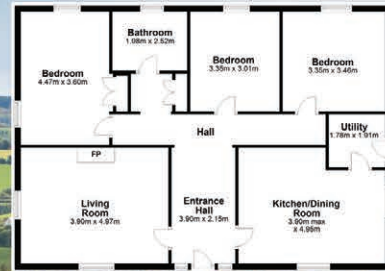
Main Residence Ground Floor



Main Residence First Floor



Gate Lodge



Basement



**c.62 Acres of Top Quality Land
with 6 Boxes and All Weather Arena
on the Kildare/Wicklow Border.**

SERVICES:

Well water supply, septic tank drainage, air to water central heating, internet and alarm.

AMENITIES:

Hunting: with the Kildares, South County and Carlows, West Wicklows
Racing: Curragh, Naas, Punchestown, Gowran Park
Shopping: Naas, Whitewater Shopping Centre in Newbridge and Kildare Retail Village in Kildare Town, Baltinglass, Carlow

Schools:

Primary – local.
Secondary at Newbridge College, Cross & Passion in Kilcullen.

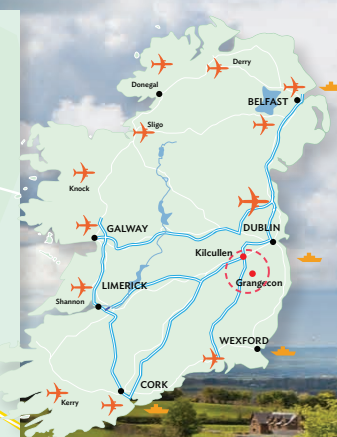
Train Station: Athy 14km

DIRECTIONS:

Eircode: W91 HK30

BER:

Main Residence: C1
Gate Lodge: D1
TITLE: Freehold



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