



GOFFS
PROPERTY

Equestrian Training Facility / Stud Farm

on c.22.66 ha, (c.56 acres)
Boley, Ballylynan, Athy, Co. Kildare.

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with excellent facilities and a three bedroom residence.*

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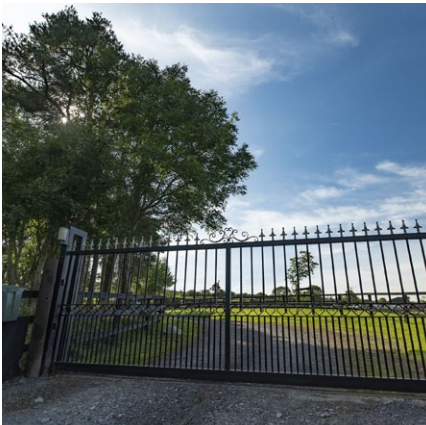
3 BED

2 BATH

3 RECEPTION

A modern equestrian training facility / farm set on c.56 acres, approximately 25 minutes' drive from the Curragh and an hour from Dublin Airport. The property comes with excellent facilities and a three bedroom residence.

This superbly presented compact equestrian property with adjacent residence will appeal to those seeking a medium-sized training, breeding or sport horse facility on the Kildare/Laois border. The excellent facilities include 18 boxes, a six span horse walker, enclosed lunge arena and a magnificent seven furlong gallop all on c.56 acres. In the past Boley has produced notable Grade 1 winners including Light On The Broom, Hilary Kenema, Blacksand and Brief Affair, but it would be equally suitable for a variety of equestrian uses.



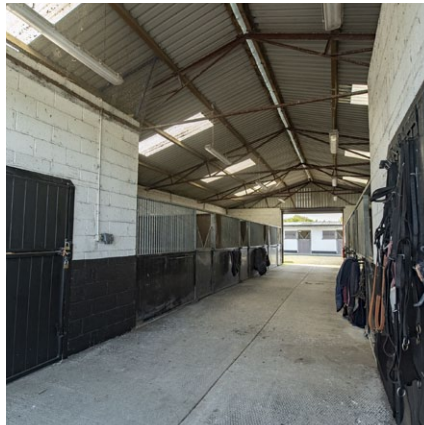
The Property

Situated on an elevated site approximately 30 minutes' drive from the Curragh, this residential training facility has a great reputation for producing winners. The land is well laid out in twelve divisions with post and rail fencing and the equestrian facilities are excellent and well maintained. The lands are well watered and in good health with delightful views of the surrounding countryside.

The property is approached through cast iron security gates by a long avenue affording both privacy and security. The avenue passes well-kept railed paddocks leading up to a gravel area in front of the stable yard and residence.







The Residence

Characterised by light and spacious rooms, Boley is both welcoming and cosy benefitting from recent renovations. This is a lovely family home and will suit those wishing to be within easy reach of the yard ensuring continued supervision of the horses.

The house is neatly tucked away to the side of the yard and enjoys a south facing aspect overlooking the paddocks and gallop beyond. Being on an elevated site, the property enjoys uninterrupted views over neighbouring counties towards the Hill of Allen to the north and the Dublin Mountains to the east.

ACCOMMODATION

Kitchen · Sunroom · Living room · Dining room · Guest WC
3 Bedrooms (master ensuite) · Bathroom



The Grounds

OUTBUILDINGS

A practical barn with 8 stables, feed and tack room, as well as an additional open stable block (8 stables) located just behind the barn with wash bay provides sufficient stables for a compact training yard. The addition of two mare and foal stables in an adjacent barn would be useful for breeders of both sport horses and thoroughbreds. The yard is divided between concrete and hard core areas and is well lit and drained.

Storage for hay and bedding · Concrete Dungstead

TRAINING FACILITIES

The training facilities include an enclosed lunging arena, 6 bay horse walker and a superb c.7 furlong all-weather gallop with a demanding 4 furlong uphill chute culminating in a large turntable at the top.

LANDS

c.39 acres of land are divided into meticulously maintained railed paddocks currently used for grazing. There are c.17 acres which were planted in forestry seven years ago and yield an annual premium.



Amenities

SHOPPING & SCHOOLS

The surrounding towns of Athy, Stradbally, Carlow and Porlaoise provide extensive shopping and school facilities with Dublin approximately one hour from Kildare.

RACING & HUNTING

Kildare is renowned worldwide for hosting some of the most prestigious horse racing events in Ireland. Boley Stud is within 45 minutes' drive from the three tracks of Naas, Punchestown and the Curragh. Hunting is with the Laois Hunt and slightly further afield the Carlow Famers' and Kildare Hunt Club.

FISHING

The river Barrow is well known as a game and coarse angling river for salmon, brown trout, roach, rudd, perch and tench. The river Nore provides excellent fishing and has good pike and salmon stocks. Coarse anglers are spoilt for choice between canals, rivers and a vast number of scenic lakes.

TRAVEL

Both the M9 Dublin/Waterford motorway and the M7 Dublin/Limerick motorway are less than 20 minutes' drive from the property. There are reliable bus and train services from the local towns of Athy and Carlow.



Location

The farm is located within easy reach of the larger local towns of Carlow and Portlaoise and is 40km from The Curragh Racecourse.

4.4
KM BALLYLYNAN

11
KM ATHY

12
KM STRADBALLY

17
KM CARLOW

22
KM PORTLAOISE

36
KM KILDARE

40
KM THE CURRAGH

80
KM DUBLIN CITY

DIRECTIONS

From Dublin Airport follow the signs for M50 Southbound. Continue on the M50 South for 14km and at junction 9 take the exit on to the N7 for Limerick/Cork/ Waterford. Continue right at the fork following signs for N7/Limerick. After 500m merge onto the N7. Continue straight onto the Naas Road/N7 for 33km. Keep left at the fork to continue on M9 following signs for Waterford, Kilkenny and Kilcullen for 22km. At junction 3, take the N78 exit to Athy/Baltinglass/Balitore. After 300 metres, at the roundabout, take third exit onto N78. After 100 metres, at the roundabout take the first exit and stay on the N78. After 8.5km, at the roundabout take the 1st exit onto Dublin Road/N78. After 1.2 km, at the roundabout, continue straight onto Leinster St./N78. After 9.2km turn right onto N80. After 1.1km turn left. After a further 900 metres turn right into the entrance to the property.



Details

FEATURES

Mains Water · Private Well · Septic Tank
Electricity · Oil Fired Central Heating · Telephone

ENERGY EFFICIENCY

BER D1 Building Energy Rating: D1. Certificate No: 107473795.
Energy Performance: 248.92 kWh/m2/year.

MAP CO-ORDINATES

Lat: 52.930990 (52° 55' 51.56" N)
Long: -7.084611 (7° 5' 4.60" W)

SOLICITORS WITH CARRIAGE OF SALE

Paddy Dawson, HG Donnelly & Sons Solicitors, Duke Street, Athy, Co. Kildare.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not. All sporting rights, standing timbers and minerals, insofar as they are owned, are included in the freehold sale.

FIXTURES & FITTINGS

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together are excluded from the sale but some may be available by separate negotiation, Such items include all carpets and curtains, light fittings, domestic electrical items and garden statuary.

VIEWING

Viewing is strictly by appointment with the selling agents.



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11	ATHY
12	STRADBALLY
17	CARLOW
22	PORTLAOISE
36	KILDARE
40	THE CURRAGH
80	DUBLIN CITY
KM	

GOFFS

PROPERTY

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EXPERTS IN SALES & ACQUISITIONS

STUD FARMS | COUNTRY HOMES | AGRICULTURAL LAND

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The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.