





Residential Farm On C. 30.5 Acres

Woodtown, Rathfarnham, Dublin 16, D16 V306

 (01) 490 3201

 www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

Situated on elevated site in the foothills of the Dublin Mountains with stunning views over Dublin City fronting the R115 Killakee Road in South Dublin just 35 minutes' drive from Dublin City Centre, in this most convenient and sought after location. Within easy reach are a wide array of amenities and facilities at Rathfarnham, Dundrum and Terenure to include extensive shopping facilities, local shops, restaurants together not to mention some premier primary and secondary schools to include Loreto Rathfarnham and Gaelcholáiste an Phiarsaigh, Terenure and Templeogue Colleges among many others. There are also a variety of recreational and sporting activities within easy reach which include GAA, rugby, soccer and tennis clubs, beautiful walks and activities at Marlay Park and St. Enda's Park not to mention Rathfarnham, The Grange and Edmondstown Golf Clubs.

DESCRIPTION:

An exceptional opportunity to purchase an attractive two storey country farmhouse on c. 30.5 acres/ 12.34 hectares with extensive farm buildings on an elevated site on the outskirts of south Dublin City. The property is accessed via a long sweeping tree lined driveway. The farmland is surrounded by mature trees and hedge rows and land is of good quality with good road frontage onto the Killakee road. The residence comprises of large porch, hallway, kitchen, dining room, utility room, upstairs family bathroom and three bedrooms & garage. The farmyard comprises briefly of three stables, outhouses, feed sheds, fuel store, two three bay hay sheds & Machinery Lean- to store.



ACCOMMODATION:

Entrance Porch/ Conservatory	3.2m (10'6") x 1.6m (5'3")	
Living Room	4.5m (14'9") x 3.6m (11'10")	With fireplace.
Dining Room	4.4m (14'5") x 3.1m (10'2")	With fireplace.
Kitchen	3.4m (11'2") x 1.54m (5'1")	
Utility	2.44m (8'0") x 1.4m (4'7")	
Bedroom 1	4.7m (15'5") x 3.7m (12'2")	
Bathroom	2.6m (8'6") x 1.7m (5'7")	With bath, W.C. and W.H.B.
Bedroom 2	2.4m (7'10") x 2.2m (7'3")	
Bedroom 3	4.7m (15'5") x 3.7m (12'2")	
Garage	4.45m (14'7") x 3.49m (11'5")	



THE FARM YARDS:

Laid out in good sized sheltered divisions all in grass with extensive road frontage.

<u>Garage:</u>	4.45m x 3.49m.
<u>Fuel Store:</u>	3.15m x 2.30m.
<u>Outhouse 1:</u>	3.39m x 4.47m.
<u>Outhouse 2:</u>	3.40m x 3.95m.
<u>Three Bay Hay Shed:</u>	14.05m x 6.70m.
<u>Work Shop:</u>	4.60m x 8.60m.
<u>Feed Shed:</u>	9.80m x 4.58m.
<u>Feed Shed:</u>	9.60m x 4.58m.
<u>Hen House:</u>	2.60m x 2.57m.
<u>Two Storey Outhouse:</u>	3.40m x 7.50m.
<u>Stable 1:</u>	3.20m x 3.80m.
<u>Stable 2:</u>	3.20m x 3.80m.
<u>Machinery Lean-to Store:</u>	8.40m x 3.61m.
<u>Stable 3:</u>	4.40m x 3.80m.
<u>Feed Shed:</u>	9.90m x 4.60m.
<u>Three Bay Hay Shed:</u>	14.05m x 6.15m.









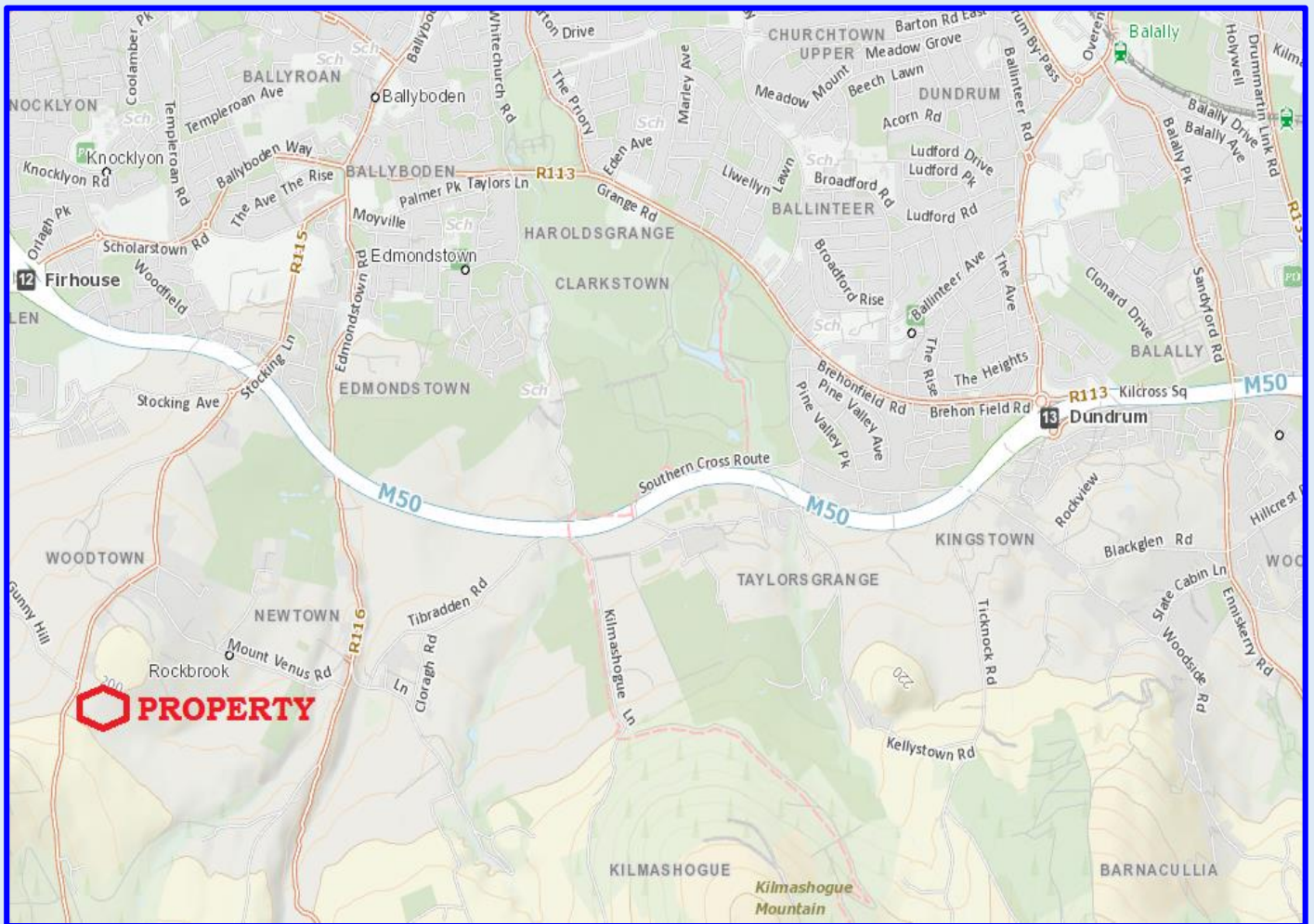
DIRECTIONS:

From the M50

Take the M50 Motorway South (through toll) to Exit 12 for Firhouse/Ballyboden. Turn left off exit ramp. Go straight through first roundabout. At second roundabout bear right onto the Old Scholarstown Road towards Edmondstown (signposted). Turn right into Stocking Lane. The property is a mile up on the left hand side past Mount Venus Road.

From the City Centre

Travel south to Rathmines and then bear right on to Rathgar Road and Terenure Road East and then turn left onto Rathfarnham Road at Terenure Cross. Turn right into Willbrook Road (at the "Yellow House" Pub and Church). Follow the main road to Ballyboden Road (keep to the right of the "Tuning Fork" pub). Go straight through lights at junction and straight on through the first roundabout. Take the next right (Scholarstown Road) and take the second left up Stocking Lane. The property is a mile up on the left hand side past Mount Venus Road.



VIEWING:

BY APPOINTMENT ONLY

BER:

G (107498545)

PRICE REGION:

€1,150,000



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DOYLE

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