

## **Compact, Full Facilities Equestrian Centre With Detached House** **Blackhall Lane Stud, Calverstown, Kilcullen, Co. Kildare**

**For Sale By Private Treaty**

**A.M.V.: €400,000**



Calling all Equine Lovers!!! Dowling Property is delighted to present to the market, this compact, full equine facility, complete with a detached residence. Enjoying a highly desirable location right in the heart of the thriving Kildare bloodstock industry, just c.40km to Newlands Cross in Dublin.

The farm extends to c.7 acres and includes a large flood lit arena, a 6 horse walker machine, 7 paddocks with post and rail fencing and approx 19 loose stable boxes with tack and feeder rooms. The land is of excellent quality and has good natural shelter. There is also a recently built hay shed.

The main house extends to c.111 sq.mt. and consists of 3 bedrooms with 2 reception rooms. There is also a separate Stud Mangers apartment which extends to c.90 sq.mt. and would be ideal as a revenue earner. Opportunities like this are very rare and we predict strong interest so early viewing advised. Time to back a real winner with this favourite!!!



### **MAIN HOUSE ACCOMMODATION - C.111 Sq.Mt. (1,195 Sq.Ft.)**

Briefly consists of entrance hallway, sitting room, 3 bedrooms (2 double & 1 single), kitchen, dining room, utility and bathroom.

Entrance Hallway	1.87m x 1.82m	Bright hallway with dual aspect windows. Tiled floor.
Sitting Room	4.78m x 4.34m	A bright room with wood burning stove, wooden floor and T.V. point.
Bed 1 (Front)	3.10m x 2.84m	Single bedroom with wooden floor.
Bed 2 (Side)	3.10m x 3.50m	Double bedroom with wooden floor.
Kitchen/Breakfast Room	4.45m x 3.47m	A bright kitchen with dual aspect. Full range of fitted units and presses with built in oven & hob and fridge/freezer. Tiled floor. Open plan to dining room.
Dining Room	3.62m x 3.47m	A well positioned room off the kitchen. Tiled floor.
Bed 3 (Front)	4.28m x 3.15m	Double bedroom with wooden floor.
Utility Room	2.40m x 0.90m	Shelved for storage.
Family Bathroom	2.93m x 2.40m	Step in shower, bath, w.c. and wash hand basin. Tiled floor.







**STUD MANAGERS APARTMENT - C.90 Sq.Mt. (969 Sq.Ft.)**

Entrance Hallway	4.63m x 1.44m	Spacious hallway with tiled floor.
Sitting Room	5.92m x 6.84m	An impressive, spacious sitting room with vaulted ceilings. Feature wood burning stove, wooden floor, T.V. point. Dual aspect large windows.
Bedroom	5.92m x 3.96m	Large double bedroom with vaulted ceilings. Dual aspect windows.
Bathroom	3.42m x 2.0m	Large bathroom with fully tiled floor and walls with feature glass brick divide. W.c. and wash hand basin.
Kitchen/Breakfast Room	3.16m x 3.85m	Full range of fitted units and presses. Tiled floor and door to outside.







## Features

- \* Highly Desirable Location
- \* C.7 Acres Laid Out In 7 Paddocks
- \* 19 Loose Boxes With Tack Room & Feeders
- \* 6 Horse Walker
- \* Large Flood Lit Arena
- \* Post & Rail Paddocks
- \* Detached Office Building
- \* Lunging Area
- \* Recently Built Hay Barn



- \* Quiet Cul De Sac
- \* 3 Bed Detached Exts.  
C.111 Sq.Mt. (1,195 Sq.Ft.)
- \* Separate Stud Managers  
Apartment Exts.  
C.90 Sq.Mt. (969 Sq.Ft.)
- \* Selection Of Outbuildings
- \* Mains Water/Septic Tank
- \* Electric Gated Entrance
- \* 10 Minute Drive To  
M7/M9





**Viewing:** Tel: 045 482189, strictly by prior appointment, minimum of 48 hour notice period.

**Negotiator:** John J Dowling

**Sale to Include:** All white goods

**A.M.V.:** €400,000

**Directions:** On entering Calverstown from Kilcullen, continue straight out Narraghmore Rd for approx 1.5km and take the left turn down Blackhall Lane. Property is 2nd last house on left.

*Disclaimer*

*The above are issued by Dowling Property Ltd on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and neither the firm nor the agent holds themselves responsible for any inaccuracies. The purchaser is advised to make their own arrangements to satisfy themselves with measurements and details.*