

FOR SALE BY PUBLIC AUCTION



**RIVERSTOWN HOUSE,
KILDANGAN,
CO. KILDARE.**

**PERIOD RES. C. 451 SQ.M. (4,854 SQ.FT.)
WITH FARMYARD ON C. 21 HA (52 ACRES)**

FOR SALE IN LOTS

PUBLIC AUCTION:

**FRIDAY 22ND JULY 2016 IN THE
KEADEEN HOTEL, NEWBRIDGE
AT 3PM (unless previously
sold)**

BER EXEMPT

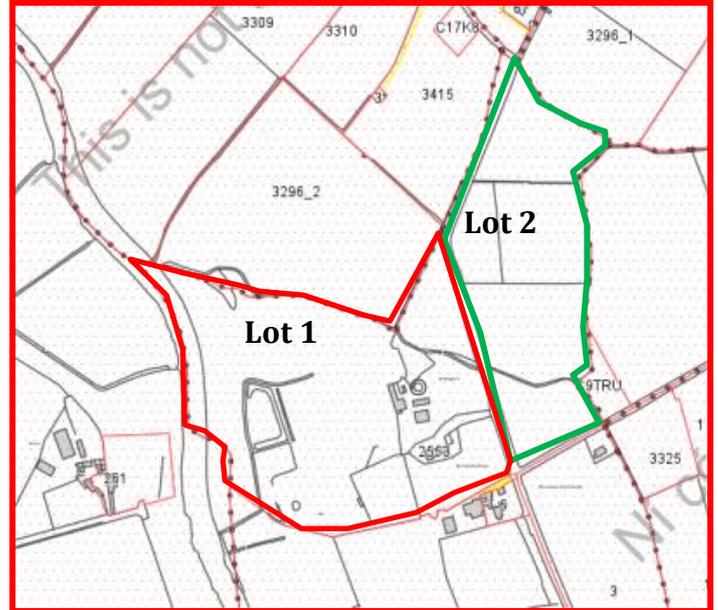
LOCATION:

Situated off the Athy – Monasterevin Road (R417) close to the Village of Kildangan, 3 km Monasterevin, 8 km Kildare and 16 km Newbridge. The M7 can be accessed at Kildare or Monasterevin, as can the Arrow Rail Service, with commuter service to Dublin.

Location of property



Map of Lands - ID only



- LOT 1:** Period residence and farmyard on c. 33 acres (13.35 hectares).
- LOT 2:** 19 acres (7.68 hectares) non residential.
- LOT 3:** The Entire property on 52 acres (21 hectares).

DESCRIPTION:

The house dates from c.1750 – 1800 and what remains may have originally been part of a larger building; it is referred to in Burke’s Country Houses (Volume 1). The property is approached via a winding tree lined avenue and extends to 451 sq.m. (4,854 sq.ft.). It is set in a mature Sylvan setting with beech, oak and holly trees. It is in moderate repair and requires complete renovation. It is also recorded as a Protected Structure and you will find reference to same on www.niah.ie (ref no: 11902602).



ACCOMMODATION:

The accommodation comprises: Ground floor: Kitchen, Sitting Room, Dining Room, utility & wc, workshop / back kitchen and bedroom. First floor: 5 bedrooms (1 ensuite), bathroom and a number of storage rooms.

Overall the house requires complete renovation but there are some traditional features remaining and its private setting offers considerable potential to a future purchaser.

THE FARMYARD:

The farmyard which is adjacent to the residence includes:

- 4 span hayshed with lean-to
- 3 span hayshed with lean-to
- Old piggery
- Cow house
- Various stone buildings in moderate repair
- Old walled garden
- In the yard is St. Brigid's Well.



THE LAND:

The land is all in permanent pasture, laid out in 4 divisions around the house with approximately 250 meters frontage to the River Barrow. There is an abundance of mature timber and excellent shelter throughout.

VIEWING BY APPOINTMENT ONLY

LOT 2: C. 19 ACRES (7.68 hectares)

This lot comprises 19 acres situated across the road from Lot 1. The entire is laid out in 5 divisions, all in permanent pasture, with extensive road frontage of circa 550 meters and good shelter throughout. The land would be an ideal for sites (subject to the usual P.P.)

SERVICES:

Septic tank drainage, private water, OFCH, electricity, and telephone.

SOLICITOR:

Dermot McNamara & Co, Main Street, Rush, Co. Dublin
01-8438766

BER: EXEMPT

AMENITIES:

- Racing:** Curragh, Naas, Punchestown & Leopardstown
- Golf:** Cill Dara, The Heritage, The Heath, & The Curragh
- Hunting:** Kildares, Laoise, South County
- Schools:** Primary in Kildangan and Monasterevin
Secondary in Kildare, Monasterevin, Newbridge, Athy



PUBLIC AUCTION:

Friday 22nd July 2016 @ 3.00pm in Keadeen Hotel, Newbridge, Co. Kildare (ups)

DIRECTIONS:

From Dublin

Take M7 to Kildare Town (Exit 13 – Retail Village). Take 1st Exit go for 500 yards and turn right (Newtown Cross) go into Kildangan Village – to Cross Keys pub. Go straight across for 2 km at T-junction, turn right and property is 1st entrance on left – **Jordan sign.**

CONTACT:

Paddy Jordan – 045 – 433550 or paddy@jordancs.ie or
Clive Kavanagh – 045 – 433550 or clive@jordancs.ie



Location Map

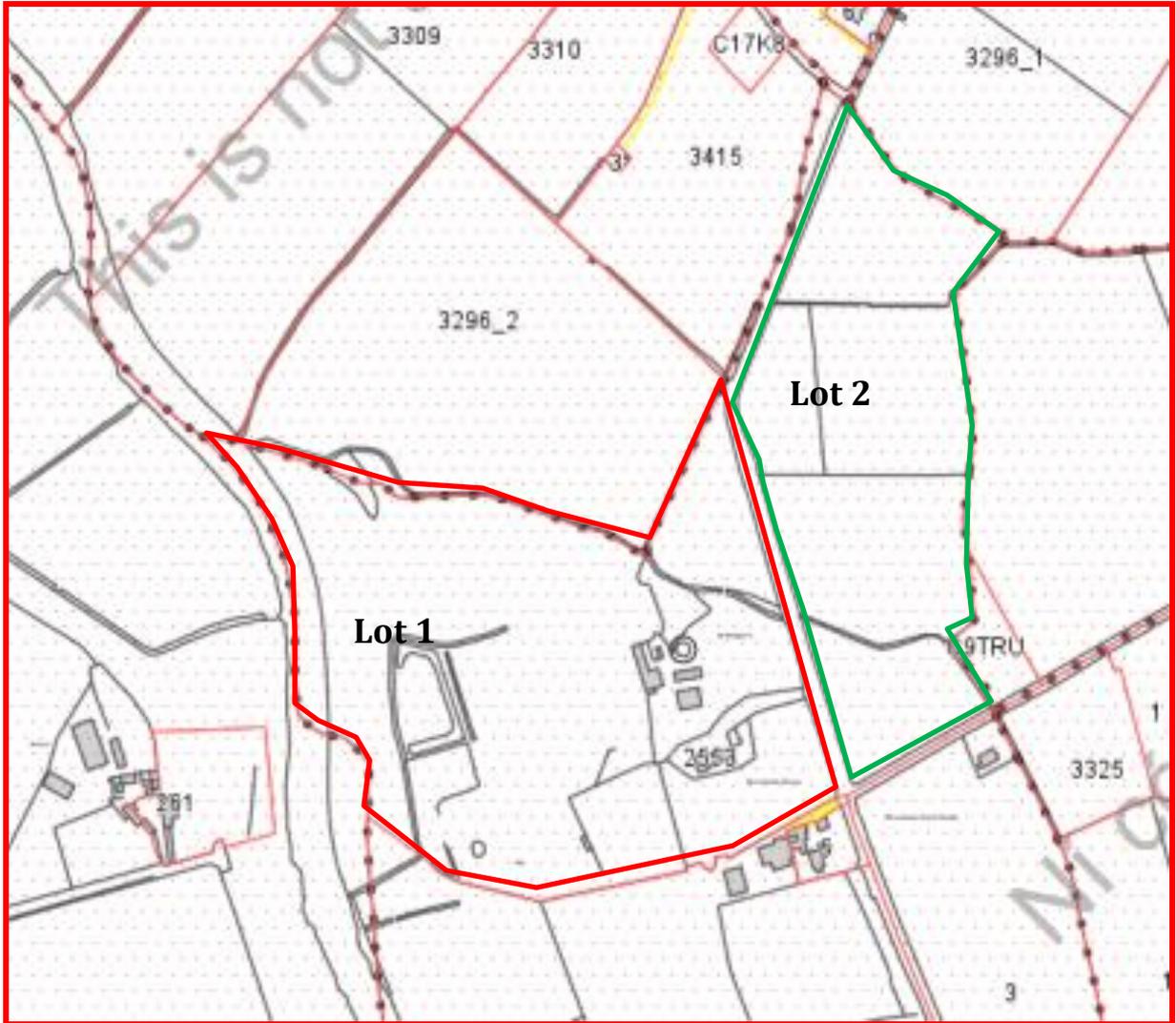


From Dublin

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Geographical Co-ordinates 53° 6' 5.2848" N 7° 3' 5.7312" W

Site Map



Note: Certified maps to follow from Engineer.

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