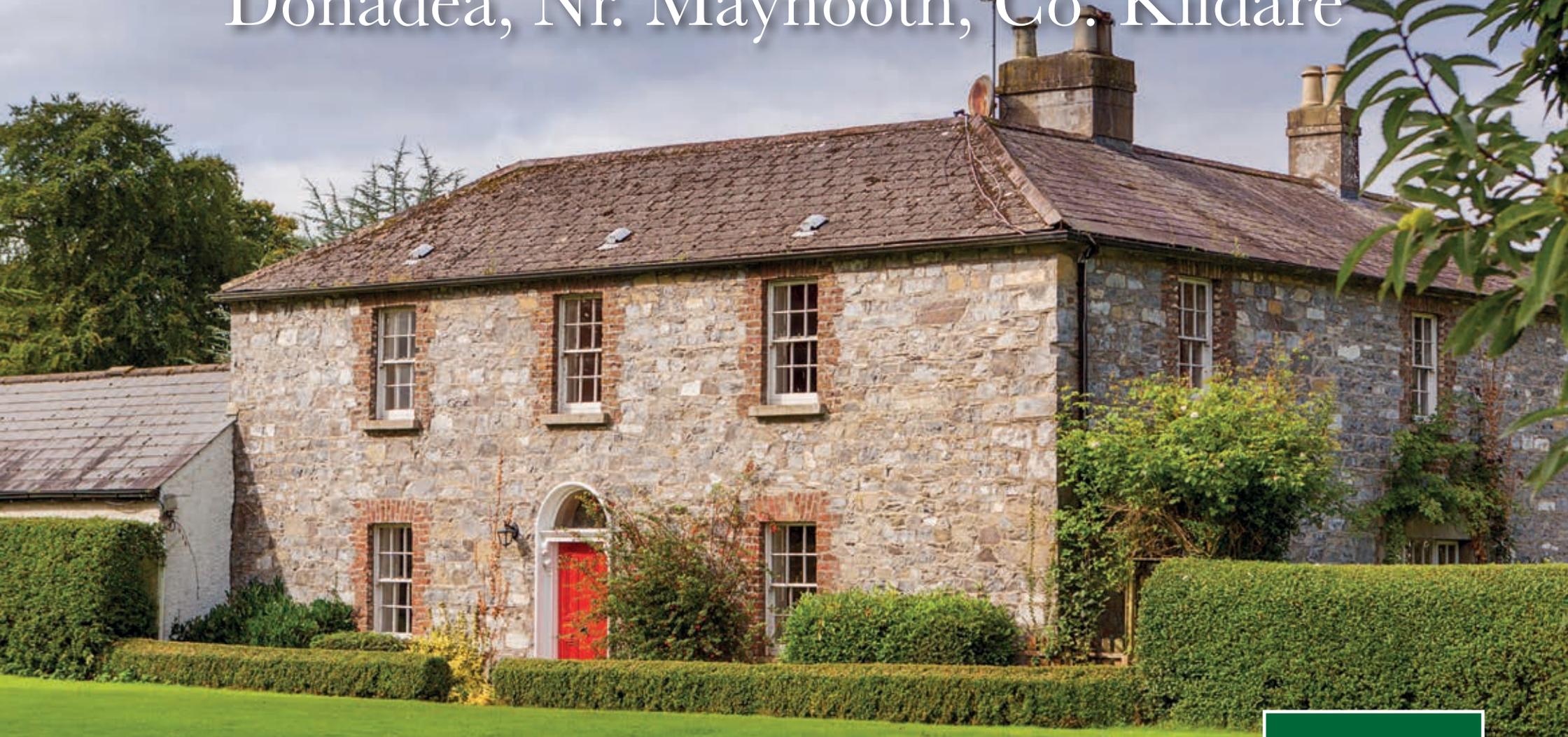


Loughtown Stud

Donadea, Nr. Maynooth, Co. Kildare



Public Auction on Tuesday the 24th of October 2017
in Carton House Hotel Maynooth at 3pm

Coonan
PROPERTY

Loughtown Stud

Lot 1: Residences, Yard and c.80 acres

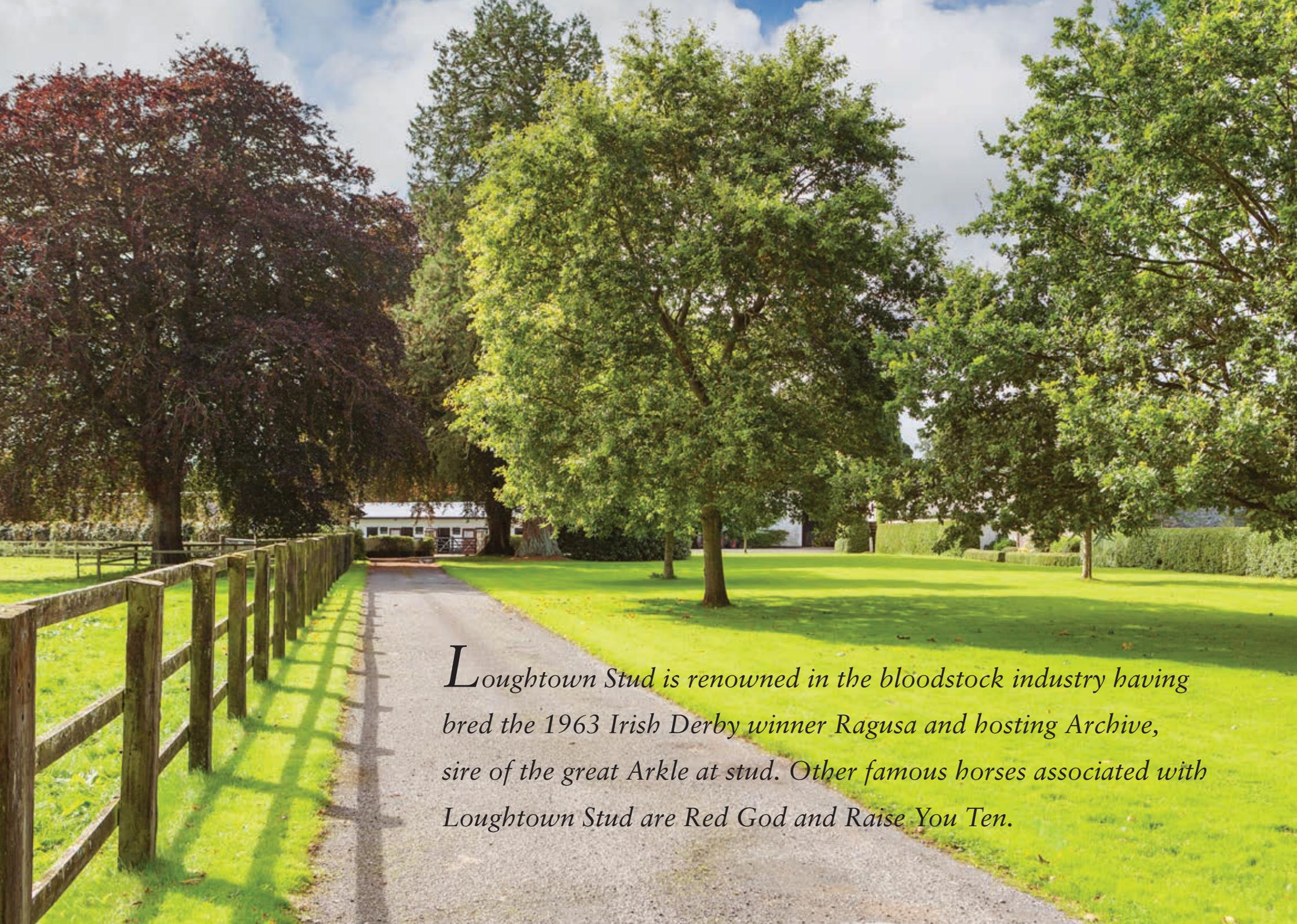
Lot 2: Yard and c.91 acres

Lot 3: The Entire on c.171 acres



LOT 2

LOT 1

A gravel path leads through a lush green field. On the left, a wooden fence runs parallel to the path. Large, mature trees with dense foliage line the path, casting shadows on the grass. In the background, a white building is visible through the trees. The sky is blue with scattered white clouds.

Loughtown Stud is renowned in the bloodstock industry having bred the 1963 Irish Derby winner Ragusa and hosting Archive, sire of the great Arkle at stud. Other famous horses associated with Loughtown Stud are Red God and Raise You Ten.

Loughtown Stud

The land is laid out in 20 divisions ranging from Stallion paddocks and nursery paddocks to summer grazing paddocks. A feature of the property are the magnificent mature trees some over a hundred years old.

There is extensive road frontage on the property while the lots are located just across a small country road from each other.

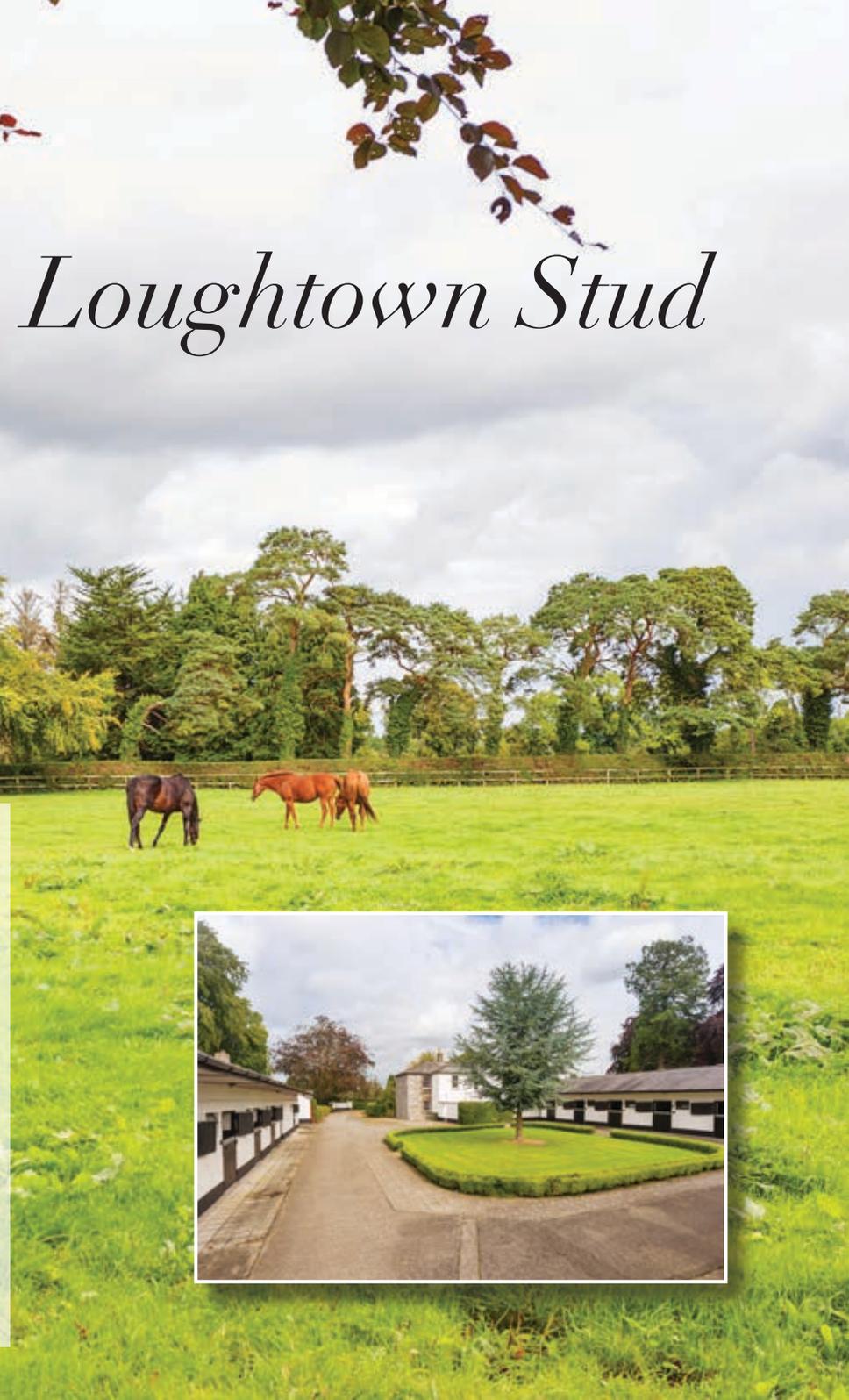
The main residence is a single storey ranch style residence presented in superb condition with style and imagination. The house extends to c. 2000sqft and although only has two bedrooms could easily be reconfigured to provide more. It is surrounded by attractive manicured lawns.

The beautiful cut stone Two Storey managers house has all the charm of a period house and comprises spacious family accommodation with 4 bedrooms (c. 2200sqft). It is in need of some renovation and upgrading.

There are two further one & two bed staff apartments in the yard along with the 3 bed gate lodge at the back gate of the property.

The three yards comprise the main yard close to the managers house, the new yard both in Lot 1 and the yard in Lot 2 with American barn (12 boxes)

In total facilities include 54 boxes, horse walker, lunging ring, covering ring, 3 stallion boxes, foaling boxes, silica sand outdoor arena, vets unit, office, hay and machinery sheds.



MANAGERS HOUSE

Hall Entrance - 6'7 x 21' 4
With under stairs storage

Breakfast room - 16'6 x 16'5
Solid fuel stove with feature stone surrounds. Tiled floor.
Window shutters.
Leads to;

Living room - 14'1 x 17'2
With marble fireplace, Decorative cornice and central rose.
Window shutters.

Family Room - 14'4 x 13'
With fireplace

Back hall
Door to Yard

Shower room
With electric shower, whb & wc

Laundry/Boot room
Plumbed for washing machine

First floor return:
Bathroom
With bath, wc and whb.

First Floor
Bedroom 1 - 17'3 x 14'
With fireplace, original pitch pine floor, fitted cupboard.
Shuttered windows.

Bedroom 2 - 15'1 x 13'8
With fireplace, original

Bedroom 3 - 16'3 x 12'8
With fireplace, shuttered windows

Bedroom 4 - 16'9 x 13'6
With fireplace, reginal pitch pine floor, Shuttered windows
Bathroom
With bath, whb & wc

Outside
Small house yard



RANCH HOUSE

Entrance hall - 10'5 x 23'3

With tiled terracotta floor. Patio doors to enclosed rear garden. Beamed ceiling.

Inner Hall - 7' 5 x 15'4

With beamed ceiling

Laundry room/Cloakroom

With boiler, shelving. Plumbed for washing machine

Separate wc /with whb

Large reception room - 32'9 x 20'9

Fireplace with stone surround and timber mantle. Beamed ceiling. Solid wood floor. Doors to patio. Wonderful party room

Kitchen - 18'3 x 17'4

With range of fitted floor and eye level units with granite worktop. Built in Neff oven and hood, s.s. extractor and s.s.s.u. Dishwasher. Cork tiled floor. Beamed ceiling with downlights. Large picture windows overlooking post & railed paddocks.

Office - 11'2 x 16'9

With range of fitted cupboards and shelving. Solid wood floor. Beamed ceiling with down lights.

Bathroom - 16' 7 x 13'2

With Jacuzzi bath, Villroy

Guest suite - 15'3 x 18'2

Beamed ceiling, radiator covers.

Ensuite

With shower, whb, wc. Heated towel rail

Walk in wardrobe with fitted shelving

Bedroom 2 - 12'8 x 17'7

With fitted wardrobes, beamed ceiling. Large picture windows overlooking paddocks. Double glazing, radiator covers and beamed ceiling throughout.

Outside

Private rear garden laid out mainly to lawns, patio.

GATE LODGE

Located at back entrance to property.

Bungalow residence on its own garden.

Entrance Hall

Large recreational room - 25'9 x 12'7

With timber ceiling

Living room - 12'8 x 15'9

With solid fuel stove. Fitted shelving. Tiled floor, timber ceiling

Kitchen - 10'7 x 8'11

With range of fitted units, Neff cooker. s.s.s.u. Plumbed for washing machine.

Bedroom 1 - 9'7 x 9'2

Ensuite

With whb, wc, shower

Bedroom 2 - 12'7 x 12'5

With beamed ceiling

Bedroom 3 - 12'8 x 9'8

Outside

Large forecourt.

Gardens surround lodge laid out mainly to lawns

Tenure

Freehold



OUTBUILDINGS AND YARDS

Main Yard (Off House)

15 loose boxes
2 Foaling boxes
Observation room with SF stove
Vet rooms including inspection room and lab room

Additional stable yard

Square yard with 26 boxes

Farmyard

4 Bay Machinery shed with
1 bay lean to and 3 bay haybarn
adjoining

Farm Office - (11'2 x 21'7)

with fitted units

4 loose boxes, loading ramp

Stallion Yard

4 stallion boxes
Covering shed

Outer

6 Horse walker
3 bay Machinery shed
Loading ramp
Lunging ring
Sand arena
3 isolation boxes
Wood shed
Storage shed
Wash-down area

Staff Flat 1

Kitchen/ Living 10' 7 x 8'
Bedroom 22'1 x 20'1
Bathroom with bath whb, wc

Staff Flat 2

Sitting room 8'7 x 14'7
Kitchen 7'2 x 10'
Bedroom 1 11'5 x 6'9
Bedroom 2 7'5 x 15'5
Bathroom with bath whb, wc

Outer yard (Lot 2)

With 3 bay double hay shed with
double lean to

Large concrete yard

American barn with 12 stables



Loughtown Stud

Coonan
PROPERTY

Sole Agent;

Coonan Estate Agents

Contact: Philip Byrne

Tel: 01 628 6128

Email: philipb@coonan.com

Web: www.coonan.com

Solicitors;

Blasco Solicitors

Contact: Alvaro Blasco

Tel: 01 554 5711

Glenroyal Centre

Straffan Road

Maynooth, Co. Kildare



VIEWING

By prior appointment at any reasonable hour

DIRECTIONS

From Dublin take the M4 motorway to Kilcock. Take Kilcock exit and keep left onto the Clane Road R407 and proceed for 6 km to Baltreacy cross roads. At cross take a right turn and property is 2 km on right hand side identified by for sale sign.

EIRCODE: W91A522

GPS Co-ordinates: 53.3433° N
6.7145° W