



**A CHARMING SPACIOUS FAMILY HOME ON  
C. 1.2 ACRES OVERLOOKING THE RIVER BARROW**

**Barrow House, West End, Monasterevin, Co. Kildare,  
W34 YF44**

**GUIDE PRICE: Excess €900,000**

**FOR SALE  
BY  
PRIVATE TREATY**



PSRA Reg. No. 001536



## FOR SALE BY PRIVATE TREATY

### Barrow House, West End, Monasterevin, Co. Kildare, W34 YF44

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#### DESCRIPTION:

Barrow House is a truly unique and wonderful 5 bedroom period house over 2 floors with excellent living/entertaining space on the ground floor and 5 double bedrooms (all ensuite) on the first floor. This magical and secluded house of approximately c. 5,030 sq.ft. (c. 468 sq.m.) nestles on an elevated 1.2 acre site which overlooks the River Barrow with oblique views of the Grand Canal. There is also a swimming pool and a tarmac tennis court set in the mature landscaped grounds which enjoy an abundance of shrubs, trees and flowers.

Barrow House was the home of Stan & Maureen Cosgrove since the late 80s – Stan being the world renowned equine veterinary surgeon and Manager of Moyglare Stud. Maureen used to describe Barrow House as her “little piece of heaven”. This amazing property is conveniently located on the edge of Monasterevin and consequently is within very close proximity of the railway station, shops and local amenities.

#### LOCATION:

This is an ideal family home situated in the Village within walking distance of the Railway Station – Dublin-Heuston (40 mins), Grand Canal Dock (50 mins), access to Motorway M7 is 5 mins at Junction 14. Monasterevin lies on the River Barrow in Co. Kildare and on the Grand Canal. The population was 4246 in the 2016 Census. Monasterevin Railway Station is on the InterCity Rail Line for trains from Dublin to the Southwest and West. It is also on Ireland’s canal network, linking the Grand Canal and the River Barrow.

Monasterevin has an unusual number of bridges which has led to the more romantic of us describing it as “the Venice of Ireland”. The Grand Canal allowed the local distilling industry to flourish. An aqueduct built in 1826 carries the Grand Canal over the River Barrow.

#### ACCOMMODATION:

##### GROUND FLOOR:

**Entrance Hall** 9.06m x 1.90m (29.72ft x 6.23ft)

**Office** 3.35m x 3.20m (10.99ft x 10.50ft)

**Library** 9.22m x 4.87m (30.25ft x 15.98ft)

Which spans the width of the house and has a fireplace with timber surround, fitted bookshelves and dwarf cupboards.

**Summer Sittingroom** 6.08m x 4.33m (19.95ft x 14.21ft)

Adam style fireplace with white marble surround, and sliding glass doors onto the initial patio area and grounds.

**Dining Room** 6.49m x 4.35m (21.29ft x 14.27ft)

Adam style fireplace with white marble surround and glass sliding doors onto the initial patio area and grounds.

**Kitchen / Breakfast Area** 4.33m x 4.33m (14.21ft x 14.21ft)

Ground and eye level presses, 4 oven Aga, electric cooker and grill, 4 ring gas hob, tiled floor, gas fire

##### Pantry

**Guest Cloakroom** With low flush w.c., w.h.b.

**Utility Room** plumbed

##### FIRST FLOOR:

**Linen, Hot Press, Cloakroom**

**Bedroom 1** 4.67m x 4.53m (15.32ft x 14.86ft)

**En-Suite 1**  
bath, w.c., w.h.b., shower

**Principal Bedroom** 8.76m x 4.80m (28.74ft x 15.75ft)

**Suite**  
Range of built in wardrobes, has access to balcony

**En-Suite 2** 4.54m x 4.44m (14.90ft x 14.57ft)  
with bath, separate shower, pedestal w.h.b., w.c.

**Bedroom 3** 4.58m x 4.49m (15.03ft x 14.73ft)  
Has access to balcony

**En-Suite 3**  
bath, shower, w.c., w.h.b.

**Bedroom 4** 4.59m x 4.59m (15.06ft x 15.06ft)

**En-Suite 4**  
bath, w.c., w.h.b., phone shower

**Bedroom 5** 4.30m x 3.90m (14.11ft x 12.80ft)

**En-Suite 5**  
bath, w.c., w.h.b.

#### FEATURES:

- \* c. 5,030 sq.ft. (c. 468 sq.m.) residence with garage
- \* 5 bedrooms all ensuite
- \* c. 1.2 acre site
- \* Tennis Court & Swimming Pool
- \* Broadband
- \* Very central location within walking distance of all amenities
- \* Planning potential.









## OUTSIDE:

- Double garage, store and car port.
- The gardens and grounds are a key feature of the property with lawns, sunken garden, herbaceous borders, all of which are south facing and approached via the gravelled drive.
- Tarmacadam Tennis Court.
- Outdoor Swimming Pool with Pool House.

## SERVICES:

Oil fired central heating, broadband, ESB, alarm, mains water and septic tank drainage.

## SOLICITOR:

John O'Connor Solicitors  
60 Merrion Road, Ballsbridge, Dublin 4, Ireland, D04A9N2

## INCLUSIONS:

TBC

## AMENITIES:

**Shopping** Shopping is available in Kildare Outlet Village, Whitewater Shopping Centre (Newbridge) or Portlaoise

**Schools** both primary and secondary schools

**Golf** is available at The Curragh, Heritage at Killenard.

**Hunting** with the Kildares and South County Packs.

**Racing** in Naas, Punchestown and The Curragh.

BER: E2 BER NO: 113843155

## CONTACT:

Clive Kavanagh

T: 045 -433550

E: [clive@jordancs.ie](mailto:clive@jordancs.ie)

Paddy Jordan:

T: 045 - 433550

E: [paddy@jordancs.ie](mailto:paddy@jordancs.ie)







**Edward Street,  
Newbridge, Co. Kildare**

**T: 045-433550**

**[www.jordancs.ie](http://www.jordancs.ie)**

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