



# Timber Lodge

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Kilbrannish, Bunclody  
Co. Carlow

4  
BED

4  
BATH

3  
LIVING

43.2  
ACRE

5000  
FT<sup>2</sup>

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*A substantial country home  
with additional residence  
and training facilities  
on c.17.5 Ha (c.43.2 acres).*

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# Timber Lodge

Kilbrannish, Bunclody, Co. Carlow

*A stunning country residence within a parkland setting on c.43.2 acres with extensive equestrian facilities including a 5½f gallop.*

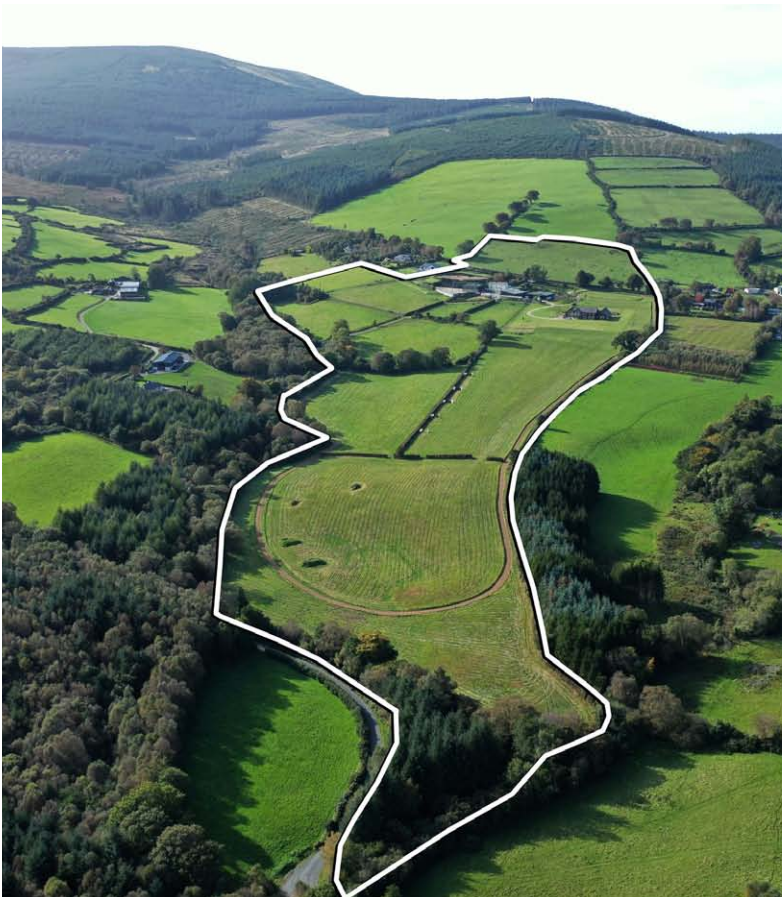
An exceptional country residence incorporating excellent equestrian facilities, set in a stunning location at the foot of Mount Leinster and with breathtaking views of the Clody valley. Timber Lodge is a short drive away from the local town of Bunclody and is within easy reach of the M9 (J5) providing access to Dublin and the rest of the country.

The main residence is a two storey home of timber construction extending to c. 5,000 sq.ft. The house also sits perfectly in its surroundings with spectacular views over the adjoining countryside.

The property is accessed via a gated entrance and gravelled driveway which sweeps down to the main house. There is also a 3 bedroom restored farmhouse next to an extensive yard providing additional accommodation ideal for a manager's residence/staff accommodation. The yard conveniently located next to the farmhouse has extensive facilities including barns, stables, horse walker and sand arena.









## Accommodation

The main residence extends to c. 5,000 sq.ft and the accommodation includes the following:

### ENTRANCE HALL

5.3m x 4.2m & 4.4m x 1.5m Spacious entrance hall with tiled floor, double door entrance, with boot room off and doors to drawing room.

### DRAWING ROOM

12.17m x 7.4m Large dual aspect reception room with feature ceiling with exposed wooden beams, access doors to front and rear, serving hatch, wood burning stove and access to sheltered patio to rear.

### KITCHEN / BREAKFAST ROOM

8m x 5.85m Large open plan kitchen/breakfastroom with range of fitted units, Aga Range cooker, large kitchen island, flagstone tiling, feature ceiling with exposed wooden beams and door to patio and garden.

### DINING ROOM

7.95m x 5m Spacious reception room off the kitchen with tiled floor, feature ceiling with exposed wooden beams and doors to rear.

### LIVING ROOM

8m x 5.7m Large reception room with feature stone fireplace with wood burning stove, feature ceiling with exposed timber beams, door to rear and door to hall.

### INNER HALL

9.7m x 3.4m with own door access, tiled floor and stairs to first floor. Guest wc off hall.

### BOOT ROOM / CLOAK ROOM

3.1m x 2.5m located off the main hall.

### LAUNDRY ROOM

6.9m x 4.17m Large utility room with tiled floor, plumbed for washing machine, with fitted storage units and double sink with guest wc off.

### STUDY / OFFICE

5.4m x 3.9m located to rear with door to garden.

### BEDROOM 3

4.62m x 4.13m Large double bedroom with bathroom off.

### GUEST BATHROOM

5.05m x 4.11m Large bathroom with walk-in shower, freestanding bath, wc and whb.

### BEDROOM 4

4.3m x 4.25m Large double bedroom to rear.

### OFFICE

4.63m x 3.17m Spacious office to front.



## First Floor

### LANDING

9.8m 3.87m Large landing with seating area, wood paneling to walls and ceiling, velux windows with bedroom off.

### BEDROOM 2

8.37m x 4.5m Large double bedroom with velux window, wooden flooring and guest toilet.

### PRINCIPAL BEDROOM SUITE

7.7m x 5.7m & 5m x 7.8m & 5.6m x 2.62m Large master bedroom suite with feature vaulted ceiling and incorporating dressing room with fitted storage, ensuite bathroom with freestanding bath, wc and whb and access to large rear balcony offering spectacular views over the lands and gallop.



## Outside

The main residence is set on a generous plot with sheltered cobbled patio overlooking the gallops. The property also includes a rose garden with glasshouse.







## The Farmhouse & Yard

The completed restored farmhouse has its own independent entrance. The accommodation briefly includes hall, livingroom, kitchen, three bedrooms (all ensuite) and bathroom.

The yard adjacent to this includes a range of facilities including 3 span double barn all under concrete with storage area, 3 bay wintering facility for store horses, 13 stables with extensive rubber matting and tackroom with concrete floor. In addition there is another 3 span double barn with winter penning facilities, an extensive concrete yard and 5 span leanto providing storage for shavings, tractor and horsebox. The facilities also include a sand based outdoor exercise ring located above the the yard along with a 6 bay horse walker.





## The Gallop (5½f)

Now, to the Gallop and schooling facilities! Again, "experience of requirement" is instantly apparent. The magnificent gallop rises throughout, there's a nice 'pull'. It's a Wexford sand surface and has never given a moment's trouble. Additionally there are schooling facilities running parallel to the gallop, also on a gradient and ideal for young stock.







## Amenties

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The local town of Bunclody provides a wide choice of shops, restaurants and bars and is well served with schools at both primary and secondary school level. There is an array of local sports clubs offering a wide range of sporting activities.

Given its superb country location there is also an abundance of outdoor activities to be found close by which including walking, hiking, horse riding and fishing. Golf enthusiasts are also well catered for with Bunclody Golf Club only a few minutes drive away.





## Features

Turnkey residence  
Picturesque country setting  
Extensive equestrian facilities  
Electric Security Gates  
Close to major road networks (M9/M7/M11)  
Post & rail fencing  
Air to Water Heating System  
Solar Panels  
Alarm  
Completely renovated Farmhouse  
Separate gated access to Farmhouse & Yard  
Constructed in 2014  
Cul de sac location  
Adjacent to local woodland walks

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## Location

### MAP CO-ORDINATES

Lat: 52.643055 (52° 38' 35.00" N)  
Long: -6.738719 (6° 44' 19.39" W)  
Eircode: Y21 H3E7

### DIRECTIONS

From Dublin proceed south on M7 & take exit 11 for M9. Continue south as far as exit 5 on the M9. Exit here and take N80 sign posted for Bunclody. Proceed as far as Bunclody and take a right turn as you enter the town. Continue for 5km, where you will then take a left turn. Proceed along this road for 0.5km and the entrance to Timber Lodge will be on your left.



## Details

### SERVICES

Mains electricity · Telephone · Broadband · Well water supply · Septic tank  
Gravity fed water to fields

### EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not. All sporting rights, standing timber and minerals insofar as they are owned, are included in the freehold sale.

### FIXTURES & FITTINGS

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together are excluded from the sale but some may be available by separate negotiation. Such items include all carpets and curtains, light fittings, domestic electrical items and garden statuary.

### SOLICITOR WITH CARRIAGE OF SALE

Julian Cunningham, Flynn O'Driscoll LLP, No. 1 Grant's Row, Lower Mount St, Dublin 2, D02 HX96.

### VIEWING

Viewing is strictly by appointment with the selling agents.







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