



THE OLD SCHOOL and MASTER'S HOUSE
Castledermot, County Kildare | Ireland

BER Exempt

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INTERNATIONAL REALTY



THE OLD SCHOOL AND MASTER'S HOUSE

The Old School House and adjoining Master's House enjoy a superb location on the main street in the historical village of Castledermot in south Kildare, nearby to Carlow town and within easy reach of the M9 motorway [Junction 4].

Built in 1935 the arrangement of the accommodation is typical of the designs prepared for schools on behalf of the Department of Education.

Built to a symmetrical plan with a central entrance door set within a projecting exposed stone bay and flanked by four tall windows to either side, the old school is most attractive and benefits from good natural light, the large windows facing southwest. The entrance splay and boundary wall are built in local stone and seamlessly tie in with the historic stone buildings in the village, including the fine Franciscan friary Abbey dating to 1300.

Purchased by the present owners in 1974 and converted into a restaurant and guest house The Old School House became colloquially and affectionately known as *Doyle's School House*, a well-known and popular restaurant with bed and breakfast accommodation. Alterations and/or extensions combining with the existing accommodation provide three reception rooms, a function room, toilets and a kitchen with separate pantry stores on the ground floor and four bedroom suites on the first floor. The adjoining Master's House later utilised in conjunction with an adjoining annexe provides a further 8 bedrooms. The restaurant has been closed in recent years, with the property utilised as a residence with two lettable apartments.



Although converted to an alternative use the original form and character of the school house is evident and the extensions to the rear do not impinge considerably aesthetically. In total the accommodation extends to 7,750 square feet or 720 square metres.

While in need of upgrading The Old School House and Master's House combine to present a unique opportunity to acquire a charming and desirable property on the village main street. Under the Kildare Development Plan [2017-23] the area is zoned Town Centre Activities, which provides for a wide range of possible commercial or residential uses subject to planning permission.

Access to the M9 motorway [Junction 4] is just 0.9 mile or 1.5 kilometres away. The village's historical sites include the Round Tower, Roman Arch, the Abbey and St. James Church. Village amenities include a pharmacy, supermarket, café,

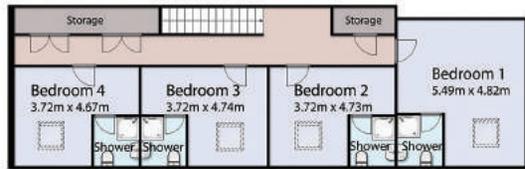
Enjoying a highly desirable village position within a short walk of all village amenities

fashion boutique, several pubs, two petrol stations, primary and secondary schooling, a pitch and putt club, a GAA [Gaelic Athletic Association] club and a soccer club. Golfing nearby at Athy, Carlow, Kilkea [Castle], Mount Wolsely and Rathsallagh 18-hole courses.

Mains water, oil fired central heating, landline telephone and broadband, mobile telephone coverage, mains sewage.

Solicitor with sale conveyance Aoife Brown, O'Flaherty & Brown Solicitors, Greenville, Athy Road, Carlow, County Carlow. T. 059 9130500. E. aoife@fof.ie.

THE OLD SCHOOL



First Floor

MASTER'S HOUSE



First Floor



Ground Floor



Ground Floor

OLD SCHOOL and MASTER'S HOUSE CASTLEDERMOT, COUNTY KILDARE

BER Exempt (Building Energy Rating Certification)
The Master's House is listed as a Protected Structure within Kildare County Council. The School House is not protected. [Number]

In all approx. 0.79 acre or 0.32 hectare
The entire site extends to approximately 0.79 acre or 0.32 hectare and benefits from two entrances onto the main street and there is ample off-street parking. The Old School House and Master's House are held in separate Folio's and each has independent services.

Accommodation extends to some 7,750 square feet or 720 square metres, comprised of The Old School [5,390 square feet or 501 square metres] and the Master's House [2,363 square feet or 219.5 square metres]. 12 Bedrooms in total [4 within Old School House, 7 within Master's House and 1 within its Annex].

Carlow [train] 7.5 miles or 12.1 km, Athy [train] 9 miles or 14.6 km, Mullaghreelan Wood [walking trail] 2.3 miles or 3.8 km, Oak Park Forest Park [walking trail] 6.7 miles or 10.8 km, Kilkea Castle Hotel [Restaurant] and Golf Club 3.2 miles or 5.2 km, Dublin city centre 48 miles or 78 km, Kilkenny city 31 miles or 50 km

Dublin International airport 55 minutes approximate driving time [56 miles or 90 km], Waterford International airport 1 hour and 10 minutes driving time [66 miles or 107 km] Rosslare Ferry Port 1 hour and 10 minutes driving time [61 miles or 99 km] and Dun Laoghaire Ferry Port 60 minutes driving time [56 miles or 91 km]

Eircode R14 D658 [Property Specific Code]
GPS location 52.909443 [latitude] and -6.836759 [longitude]

(Measurements, timings and distances approximate)

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