

EXECUTOR SALE



MILL HOUSE

**Kilgowan, Kilcullen, Co. Kildare,
On c.104 acres (42 Ha)**

**A Superb Farm with
Residence and Yard
on some of the best land
in Co. Kildare. (In lots)**

For Sale by Public Auction
Monday 25th April 2022
In the Keadeen Hotel Newbridge at 3pm
(unless previously sold)



No: 114744253



PSRA Licence No: 001536



MILL HOUSE

**Kilgowan, Kilcullen,
Co. Kildare, R56 HD76
On c.104 acres (42 Ha)**

“ This is a *superb farm*
in an *excellent location*
ideally suited to any enterprise
on some of the **best land**
in **COUNTY KILDARE** ”

LOCATION:

The Mill House and farm is superbly located in Co. Kildare close to Kilcullen (7km), Newbridge (13km), Naas (19km) and Kildare Town (16km). The property fronts onto the old Kilcullen to Castledermot Road, now the R448 and is a recognisable landmark for many who travelled the road prior to the opening of the Motorway.

The M9 is easily accessible at Kilcullen (Junction 2) and the M7 at Newbridge (Junction 12) giving easy access both north and south bound with the Airport a 35-minute drive. While many of the larger towns are within easy reach there are also several smaller villages in the area with a strong community base notably Calverstown and Narraghmore.

DESCRIPTION:

The House

The Mill house is a traditional two storey farmhouse of circa 198 sq.m (2,131 sq.ft). It fronts onto the main road and is in relatively good condition throughout although it would benefit from some upgrading and modernisation. There are two lovely reception rooms to the front of the house with 9ft ceilings and the 4 bedrooms provide ample accommodation.



LOTS:

The property will be offered for sale in a number of lots as follows:

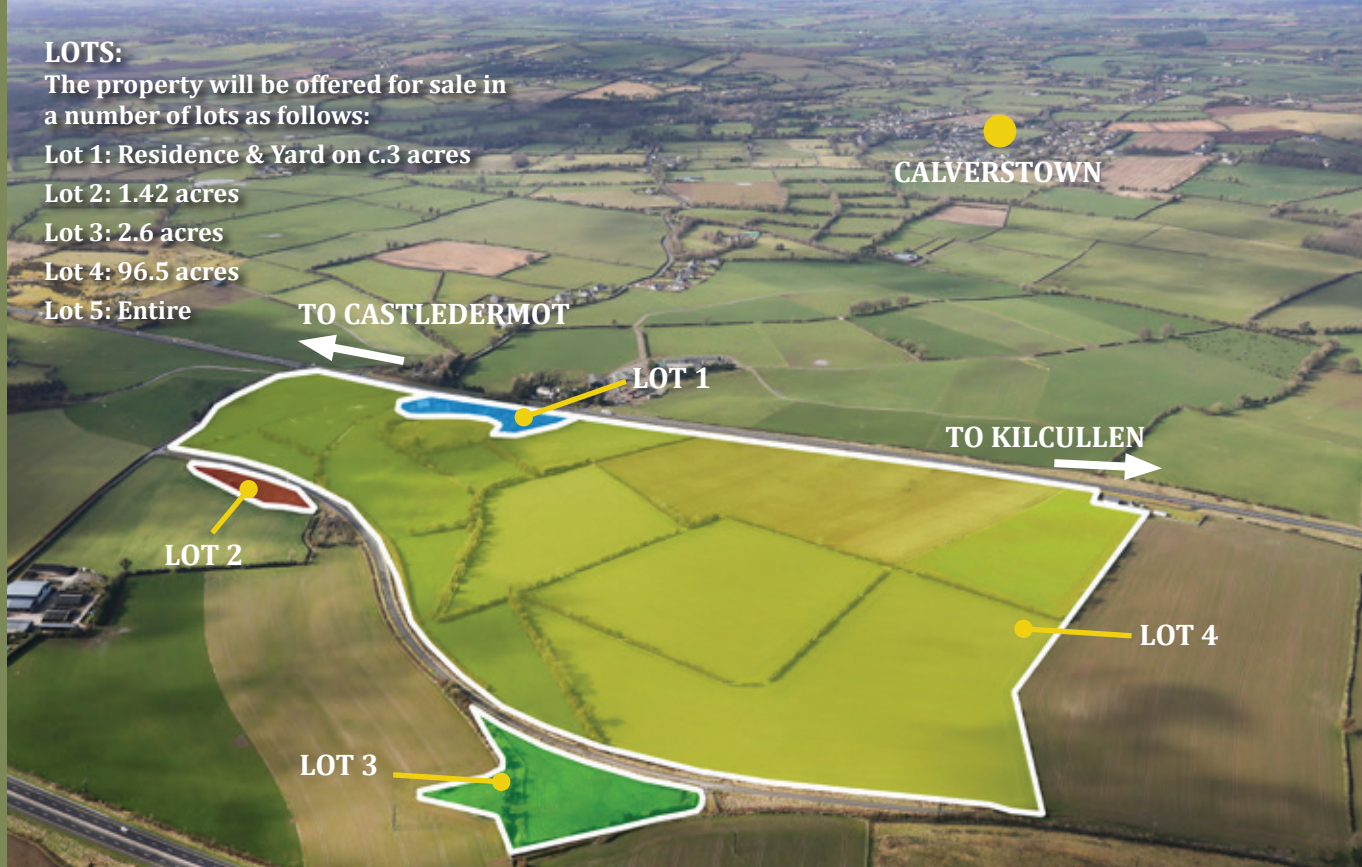
Lot 1: Residence & Yard on c.3 acres

Lot 2: 1.42 acres

Lot 3: 2.6 acres

Lot 4: 96.5 acres

Lot 5: Entire



THE LAND:

The land comprises a total area of approximately 42 hectares (104 acres) all in one large block with extensive road frontage on two roads and several access points.

At present the land use is a combination of arable & grass. There are superb mature boundaries and hedgerows throughout the farm, and it is ideally suitable for any arable or grass based - enterprise including bloodstock. Classified in the Soils of County Kildare as primarily 'Athy Series' soils and these are regarded as some of the best in the country.

ACCOMODATION:

Hall:	5.7m x 2.4m	Fan light over door & coving.
Drawing Room:	4.8m x 4.9m	Marble fireplace, dual aspect windows, coving, original timber floor & 9ft ceilings.
Dining Room:	5.0m x 4.8m	Black marble fireplace with stove, 9ft ceilings, dual aspect windows and original timber floor.
Bathroom:	1.9m x 3.1m	w.c, w.h.b, bath & electric shower.
Kitchen:	4.4m x 4.6m	Oil Fired Stanley range.
Utility:		Sink, built in presses and fully plumbed.

1ST RETURN

Bedroom 1	3.2m x 2.2m	
Bedroom 2	3.2m x 2.7m	w.c & w.h.b

1ST FLOOR:

Bedroom 3	4.8m x 4.9m	Fireplace, dual aspect windows.
Bedroom 4	4.8m x 4.9m	Fireplace, dual aspect windows.





THE YARD:

The yard is located to the side and rear of the residence and comprises several old stone buildings with lofts and an old two storey mill house. Many of the buildings have been maintained and they offer an abundance of potential to a purchaser. There is also a 4-span hay barn with 2 lean – to's (one has a concrete base). There are other ancillary stores including a lock up store and 2 pony boxes.

TITLE: Freehold

SOLICITOR: Osborne Solicitors, Naas, Co. Kildare (Contact Sandra Cusack).

SERVICES: Mains water, septic tank, ESB, oil fired central heating and alarm.

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AMENITIES:

Hunting	Kildare's & South County.
Racing	Curragh, Punchestown, Naas (15 mins).
Golf	Curragh, Rathallagh, Naas.
Rugby & GAA	Newbridge, Kilcullen.
Boating & Fishing	on Liffey nearby.
Shopping	Newbridge – Whitewater Shopping Centre Kildare Village Retail Outlet 20 mins drive.

LOCATION MAP:



AUCTION DETAILS:

For Sale by Public Auction on Monday, 25th April in the Keadeen Hotel, Newbridge @ 3pm (unless previously sold). Purchaser to sign contract on day of Auction with 10% deposit (non-refundable) of purchase price payable.

FURTHER INFORMATION:



PSRA Licence No: 001536

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