



**SUBSTANTIAL EQUESTRIAN PROPERTY WITH
RESIDENCE AND TRAINING FACILITIES ON C. 41 ACRES**

BER D2



PSRA Reg. No. 001536

**Clunemore Lodge, Rathbride, The Curragh,
Co. Kildare, R51 FF90**

GUIDE PRICE: € 1,300,000

**FOR SALE BY
PRIVATE TREATY**



PSRA Reg. No. 003008

FOR SALE BY PRIVATE TREATY

Clunemore Lodge, Rathbride, The Curragh, Co. Kildare, R51 FF90

DESCRIPTION:

Clunemore Lodge is a substantial equestrian property with a detached bungalow containing approximately 3,027 sq.ft. (approx. 281 sq.m.) of spacious accommodation with a detached garage. The house is approached through a recessed entrance from the Curragh Edge via a tarmacadam drive with mature gardens mainly in lawn enclosed by trees and hedges. The equestrian facilities have a separate access with the benefit of 55 boxes, haybarn, 2 bedroom staff apartment, equestrian swimming pool, outdoor walker, indoor walker, 3 lane horse wash facility, dungstead and storage sheds. The land is all in permanent pasture mainly enclosed by trees and hedges.

Situated in an excellent sought after location fronting the Curragh Plains adjacent to the Curragh Racecourse, Schooling Grounds and Gallops. The property is close to the surrounding towns of Kildare 2½ miles, Newbridge 3 miles, with a wealth of amenities and facilities on your doorstep. An excellent road and rail infrastructure is available closeby with the M7 Motorway access at Junction 12 (Ballymany) 2¼ miles and a regular commuter train service from Newbridge or Kildare Stations to Dublin (Heuston or Grand Canal). The property is less than ½ hour from the M50 (c. 26 miles) and easily accessible to major arteries servicing the country including M7, M9 and M4. Punchestown and Naas Racecourses are c. 10 miles.

ACCOMMODATION:

Porch 3.07m x 2.35m (10.07ft x 7.71ft)
with tiled floor.

Hall
with coving and dado rail.

Sitting Room 8.53m x 6.07m (27.99ft x 19.91ft)
with marble fireplace, coving, wall lights and gas fire.

Dining Room 6.07m x 4.14m (19.91ft x 13.58ft)
coving, wall lights and bi-folding doors to

Sunroom 5.30m x 4.55m (17.39ft x 14.93ft)
timber floor and sliding doors to garden.

Kitchen 6.06m x 4.56m (19.88ft x 14.96ft)
built in ground and eye level presses, Belling electric double oven, integrated Whirlpool fridge/freezer, Belling hob, extractor unit, recessed lights, plumbed, sink unit, tiled floor and surround.

Back Hall 3.40m x 1.96m (11.15ft x 6.43ft)
with tiled floor and coving.

Utility Room 3.70m x 2.00m (12.14ft x 6.56ft)
filled presses, double drain s.s. sink unit, plumbed and tiled floor.

Family Room 4.60m x 3.58m (15.09ft x 11.75ft)
Mahogany surround fireplace, marble insert and hearth, coving, wall lights.

Office 2.30m x 2.00m (7.55ft x 6.56ft)
with coving.

Hotpress
shelved with immersion.

Bathroom 3.50m x 2.10m (11.48ft x 6.89ft)
bath, w.c., w.h.b., heated towel rail, recessed lights, rain water shower and fully tiled floor and walls.

Bedroom 1 3.63m x 3.60m (11.91ft x 11.81ft)
with coving.

En-Suite 1
electric shower, vanity w.h.b., w.c., heated towel rail, fully tiled floor and walls.

Bedroom 2 3.66m x 3.63m (12.01ft x 11.91ft)
with coving.

En-Suite 2
vanity w.h.b., w.c., heated towel rail, electric shower, fully tiled floor and walls.

Bedroom 3 3.55m x 3.18m (11.65ft x 10.43ft)
coving, mirrored sliding wardrobes.

Bedroom 4 3.66m x 3.60m (12.01ft x 11.81ft)
with coving and mirrored sliding wardrobes.

Sauna Room
with shower, w.c., w.h.b., sauna.

INCLUSIONS:

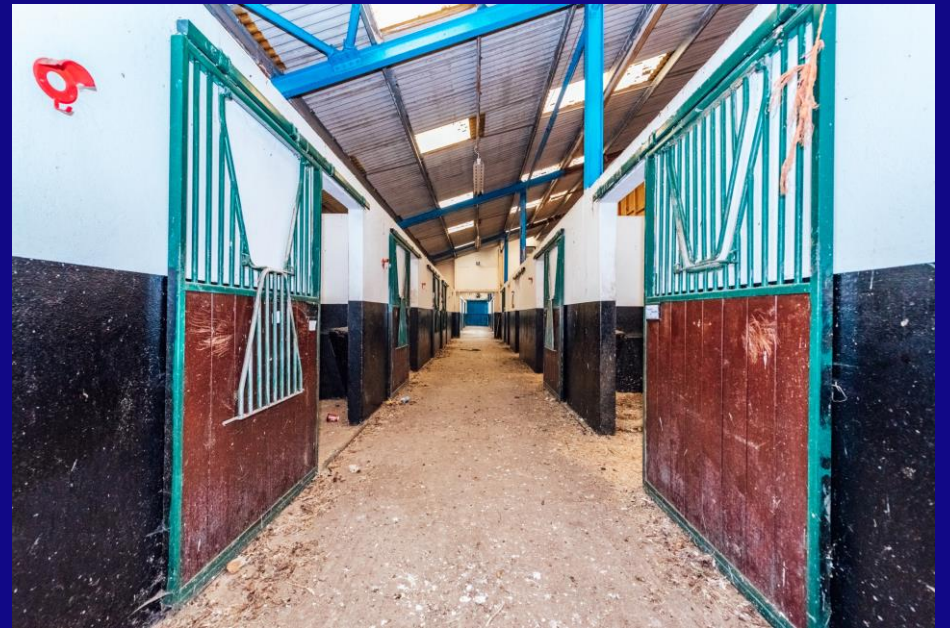
Double oven, carpets, fridge/freezer, hob and extractor.

BER: D2

BER NO: 105870208

CONTACT:

Liam Hargaden
M: 086-2569750 T: 045-433550
E: liam@jordancs.ie





PLANNING:

Full planning permission has been obtained under Planning Reference: 19/1090 for the demolition of the existing equestrian facilities and replacement with 36 stables, haybarn, horse wash bays, 2 covered horse walkers, covered lunging ring, machinery shed, single storey staff house, horse gallop and associated accommodation and site works.

For the planning permission to be acted upon the entire property will need to be purchased as one entity as Condition No. 2 of the planning permission states "*the proposed new dwelling (staff house) and existing dwelling on site shall remain part of the overall training yard/equestrian complex and shall not be sold or otherwise transferred save as part of the overall development*".

OUTSIDE:

Approached by a recessed entrance to a tarmacadam drive with gardens laid mainly in lawn enclosed by trees and hedges. There is a separate detached garage, paved patio area and pond.

YARD:

Accessed via a separate entrance and comprises:

- * 55 boxes
- * Indoor and outdoor walker
- * Equine swimming pool
- * Haybarn
- * 2 bed staff apartment
- * 3 lane horse wash facility
- * Dung stead and storage sheds
- * 3 land horse wash facility

SERVICES:

Mains water, septic tank drainage, oil fired central heating, ESB.

SOLICITOR:

James Wall Solicitors, Torc House, Clane, Co. Kildare.

Adrian Harley MSc, MIPAV MMCEPI

2-3 Edward Street

Newbridge

Co. Kildare

Email: aharley@cmeestateagents.ie

M | +353 (0) 87 3371775 W | www.cmeestateagents.ie





Edward Street,
Newbridge,
Co. Kildare
T: 045-433550
www.jordancs.ie

These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property mentioned are conducted through them. Every care is taken in preparing particulars but the firm do not hold themselves responsible for any inaccuracy in the particulars and terms of the property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing and are respectfully requested to report their opinion after inspection. Should the above not be suitable please let us know your exact requirements. Any reasonable offer will be submitted to the owner for consideration.
© Jordan Town & Country Estate Agents 2021. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007521 © Government of Ireland.