



A FINE EQUESTRIAN PROPERTY SITUATED ON TOP CLASS LAND IN SOUTH KILDARE WITH EXTENSIVE ANCILLARY FACILITIES

Bert House Stud, Bert Demesne, Athy, Co. Kildare on c. 58 Acres (23.47 Ha)

GUIDE PRICE: €1,350,000



PSRA Reg. No. 001536

FOR SALE BY PRIVATE TREATY

**Bert House Stud, Bert Demesne, Athy,
Co. Kildare, R14 P034**

DESCRIPTION:

The property is situated north of Athy at the Village of Kilberry. Athy is located in South Kildare which is easily accessible from the M7 at Monasterevin and from M9 at Ballitore Exit 3.

The land comprises c. 58 acres (23.47 ha) and is all top quality with no waste and is classified under the Athy Series in the Soils of Co. Kildare which is basically predominantly limestone. The property is suitable as a stud farm but also ideal for a sport horse enthusiast, sales prep, and racing yard. There is a total of 58 boxes in a rectangular courtyard layout with automatic horsewalker, sand gallops, 5 staff cottages, office, canteen and many ancillary facilities.

The land is all in permanent pasture with piped water to all paddocks.

The farm has extensive frontage on the River Barrow.

The yard includes:

- * 6 unit automatic horse walker
- * Circular sand gallop
- * 2 hay/machinery barns with lean-tos off, concrete base
- * Grooms canteen
- * 2 foaling boxes
- * Tack room, feed house
- * All paddocks are well fenced with good shelter and piped water.

Accommodation: includes:

- * 2 self-contained single storey semi-detached cottages.
- * 7 apartments, canteen and office.

SERVICES:

Private and public water, septic tank drainage, oil fired central heating.

AMENITIES:

Hunting: with the Kildares, the Carlows and the Tara Harriers all within boxing distances.

Racing: Curragh, Naas, Punchestown and Leopardstown.

Golf: Athy, Carlow, The Curragh and Rathsallagh.

DIRECTIONS:

From Dublin and the South via the M7 continue on the M7 and at Exit at Junction 14 for the R445 Monasterevin -Tullamore. Continue on the R445 taking the third exit at the roundabout and go through the next roundabout and then left on to the R445. Turn left on to the R417 and proceed for approximately 12.8 km on this road where the property for sale is on the right in Kilberry Village.

Athy 6 km, Curragh 27 km, Kildare 25 km, Dublin City Centre 75 km, Naas 43 km, Dublin International Airport 88 km, Goffs 48 km

BER: House 1 - D1 Certificate No. 107381980
Apt 2 - D2 Certificate No. 107381709
Apt 3 - D2 Certificate No. 107381717
Apt 4 - D2 Certificate No. 107381725
Stables Apt - D2 Certificate No. 107381923

CONTACT:

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Viewing Strictly By Appointment



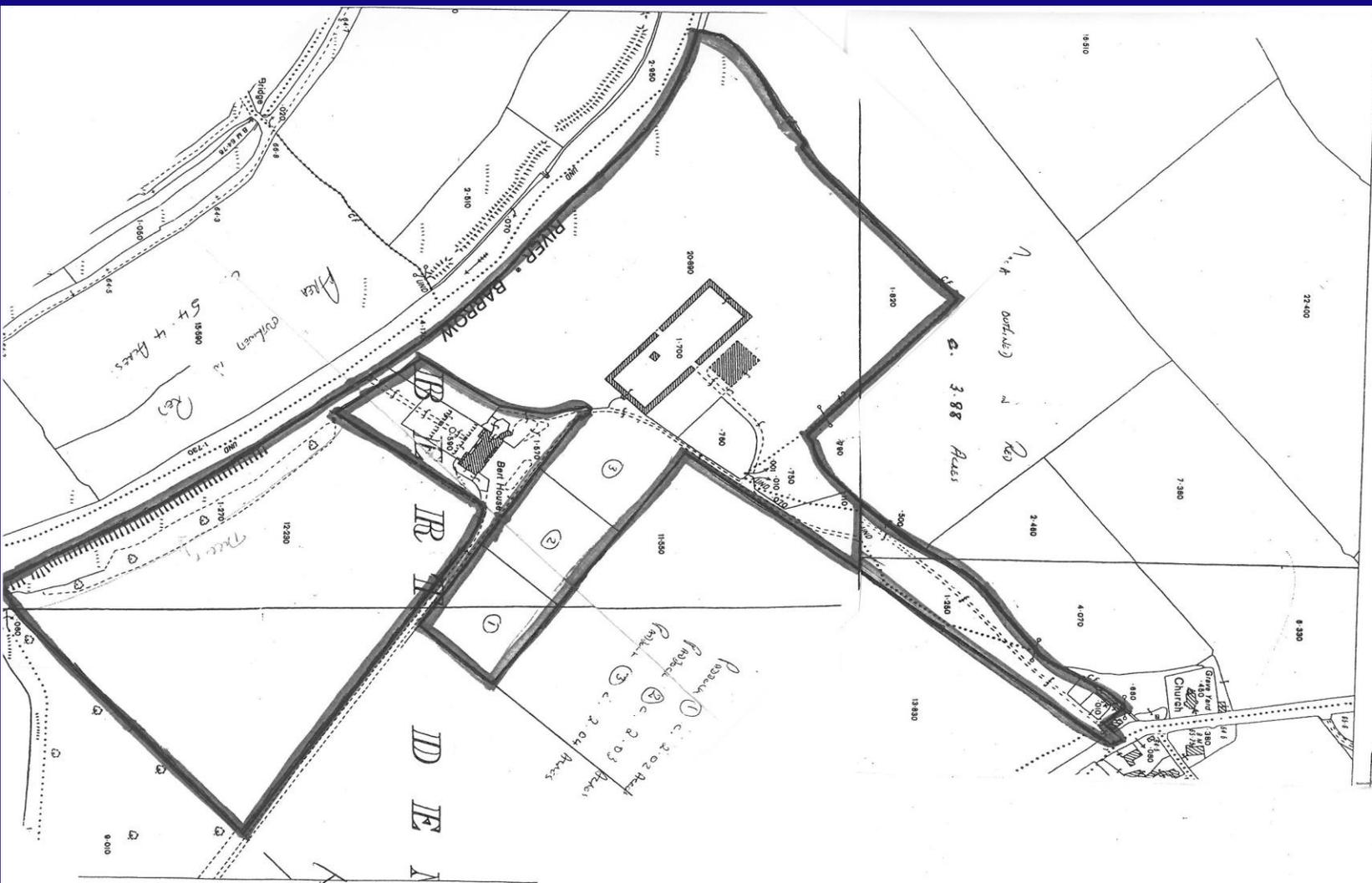


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1907 - 1976
1971 - 1987
1897 - 1942

ORDNANCE SURVEY COMPOSITE MAP



Area
c. 54.4 Acres
C. 15800

1.6
2
c. 3.88 Acres

Plot 1 c. 2.02 Acres
Plot 2 c. 2.07 Acres
Plot 3 c. 2.04 Acres

Total Area
c. 54.4 Acres
c. 58.28 A