



ERINDALE

KILKENNY ROAD, CO CARLOW

JORDAN 

savills

Erindale

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**ERINDALE IS A MAGNIFICENT
GEORGIAN RESIDENCE
ENCOMPASSING GOTHIC FLAIR
ONCE THE HOME OF THE
DUKE OF WELLINGTON ON
APPROXIMATELY 30 ACRES
OF PARKLAND**

On approximately 12.14 ha / 30 ac

Carlow Town 2.5 km, Castledermot 14.2 km, Kilkenny City 35 Km,
Portlaoise 40 km, Waterford 77 km, Rosslare 94 km, Dublin City 92 km,
Dublin Airport 111 km,

Main House

Entrance Hall ♦ bow fronted drawing room ♦ classic bow fronted dining room ♦ study ♦ private office ♦ country kitchen ♦ 6 bedrooms including master bedroom ♦ basement ♦ river frontage to the River Barrow

Outside

Walled Garden ♦ Paved Barbeque Patio ♦ Herbaceous Gardens ♦ Gazebo

Jordan

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DESCRIPTION

Erindale enjoys a simply idyllic country setting on the riverfront. An elevated position on the land satisfies the owner of the estate with dazzling views over the River Barrow, the Killeshin Hills and the surrounding countryside.

The house is a classic 18th century property with Gothic architecture incorporated which can be observed throughout the estate. Built in the early 1800's with a clear distinct design feature of curvature bows. Erindale encompasses approx. 510 sqm. / 5,500 sq.ft of spacious and well-proportioned living accommodation which characterises the unique appeal of this property.

The basement of Erindale offers the new owner a creative outlet to which they could generate a wealth of possible expansions. The space comprises an additional approx. 200 sqm. / 2,136 sq.ft at present including a wine cellar with original brick wine bins and several store rooms suitable for additional living space.

Originally the former dwelling of Arthur Wellesley the first Duke of Wellington who used the property as a private retreat. A heraldic crest with the Latin motto " Spectemur Agendo " is positioned above the round-headed door entrance to Erindale. The Duke once bought the house as a holiday dwelling for private intentions so the estate is well secluded and offers complete privacy to relax and unwind.

THE GARDENS

The setting of the property is exquisite as you approach the house through a tree-lined manicured avenue and mature gardens and grounds to the front and enclosed high walled gardens maintaining the privacy to the rear. The manicured gardens and grounds are a key feature of the estate with superb mature specimen trees and flowerings ferns throughout and complete privacy and extensive river frontage to the banks of the River Barrow.

The mature grounds also include a charming summerhouse originally designed as a gazebo overlooking the river.

Approaching the rear of the house there is a large walled in garden laid out in lawn with rose beds, herbaceous borders, fruit trees, gravelled walks, patio and a large greenhouse.

THE LAND

The estate consists of three paddocks all currently in permanent pasture.

ACCOMMODATION

Approx. 510 sqm / 5,500 sqft
(Please refer to floor plans)

THE ACCOMMODATION

Ground Floor

Entrance Hall: 9.42m x 4.29m A spacious hall with wooden floor, mahogany panelled doors, large centre rose, feature corning and a unique fanlight extending over the Entrance door and sidelights



Bow fronted Drawing room: 8.41m x 5.63m with fine brass 18th century grate and regency white chimney piece, large ornate centre rose and corncing, stained glass features above sash windows with working shutters

Bow fronted Dining room: 8.02 x 5.70m with brass grate with marble fireplace, unique coving with ornamentation around the windows

Study / TV room: 4.26m x 4.89m with Junkers flooring, sash window, centre rose, large corncing, fireplace and overlooking walled garden

Office: 4.07m x 3.59m with double doors leading to walled garden, cornice and fireplace covered in

Kitchen: 8.02m x 7.18m A spacious fully fitted country kitchen with Cherrywood ground and eye level presses, Siemens double oven, integrated fridge freezer, dishwasher, microwave, extractor unit, ceramic hob, island unit with fitted presses and Corian worktop throughout, double drain stainless steel sink unit, recessed lighting. Access to basement via spiral stairs

Bathroom: 3.07m x 1.05m with carpet and Wc and wash hand basin

1st Floor

Landing: 7.10m x 4.28m with carpet, dado rail, large Velux window and a range of built-in wardrobes and linen presses

Master Bedroom: 5.56m x 5.35m a spacious bright bow shaped room overlooking the grounds and river with carpet, gothic style sash windows, fireplace and ornate cornice

En suite: 2.79m x 2.85m partly tiled with carpet, Wc, wash hand basin and built-in presses.



Bedroom 2: 4.93m x 4.48 with carpet, fitted wardrobe, fireplace, cornice, wash hand basin and door leading into other bedroom

Bedroom 3: 4.06m x 4.89m with carpet, cornice, fitted wash hand basin and fireplace

Main bathroom: 2.97m x 2.32m fully tiled room with Jet powered shower, Jacuzzi bath, Wc, wash hand basin and bidet

Bedroom 4: 4.93m x 4.48m with carpet, fitted wardrobes, door leading to other bedroom and fireplace

En suite: 1.35m x 1.32m with shower, Wc and wash hand

basin

Bedroom 5: 2.88m x 5.58m with carpet, fitted wardrobe and wash hand basin

Box room: 1.91m x 4.12m with carpet, feature window and fitted wardrobe

Basement: comprising additional approx. 198 sqm / 2,136 sqft and including wine cellar with original brick bins, utility room fully plumbed, playroom, various other rooms ideal for additional accommodation – access to garden, boiler house

LOCATION AND AMENITIES

Erindale is set on the River Barrow separating the counties of Laois and Carlow. The property benefits from country lifestyle and also its accessibility connecting with Dublin via the M9 within one hour.

The River Barrow is one of "The Three Sisters" the other two being the River Suir and the River Nore. The former is considered to be one of Ireland's most scenic and picturesque inland waterways.



County Carlow offers those with recreational flair an abundance of sporting choices. The golf enthusiast will readily avail of the 18 hole championship course Carlow, Mount Wolseley, Gowran, Mount Juliet all within half an hour drive from Erindale. Race-goers are indulged with easy access to Gowran Park, Punchestown, Naas and The Curragh. There is ample hunting in the dolman county with the nearby Carlow Pack and also Kildare, Bree, Wexford, Island and Kilkenny who all meet, within boxing distance. The River Barrow is regarded as one of the country's finest coarse angling river fisheries with a mixed stock fishery containing salmon, trout, pike and many coarse fish species.

Close by is the town of Carlow, offering an array of restaurants, pubs, shops together with quality education facilities at both primary and secondary level including IT Carlow among others.

FIXTURES AND FITTINGS

All fixtures and fittings are excluded from the sale including: garden statuary, light fittings, and other removable fittings, although some may be available by separate negotiation.

BER

BER Exempt

DIRECTIONS

From Dublin, travel SW on the N7/M7/M9 until exit 4 for Carlow / Castledermot / Tullow. Upon approaching the roundabout take the 2nd exit and at the following roundabout take the 1st exit. Travel on the R44 bypassing Carlow town until Kilkenny Road. Pass IT Carlow on the left and travel for approx. 1.5 km and the entrance to Erindale will be on the right after Erindale Lodge which is noticeable by its white rear façade.

SERVICES

Septic Tank Drainage, Mains Water and ESB



TENURE

The property is held freehold

GPS

52.818701, -6.946252

VIEWING

By appointment only

Harriet Grant

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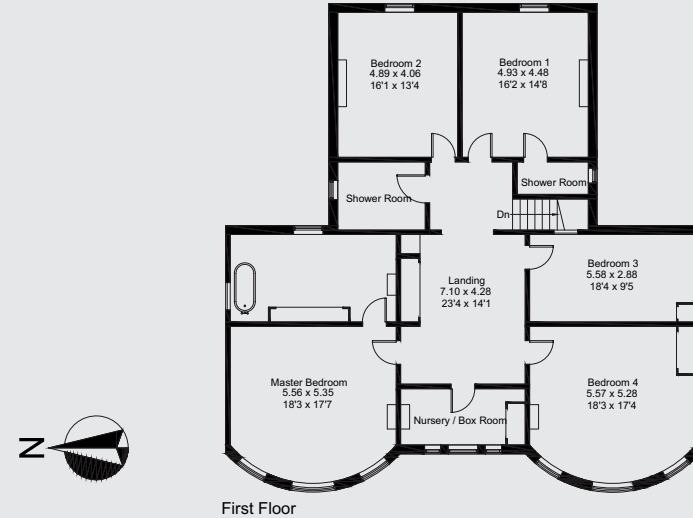
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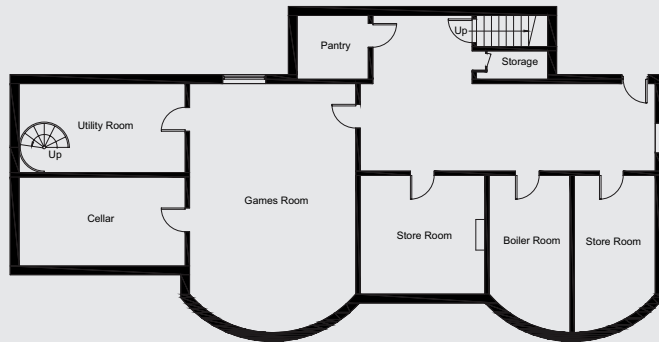
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FLOORPLANS



First Floor



Basement



Ground Floor



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