

# FOR SALE

## GEORGIAN CANAL MERCHANTS HOUSE

Gable House, West End, Main Street, Monasterevin, Co Kildare.



### Location

Monasterevin is located on the River Barrow, 56km from Dublin, 10km west of Kildare and 15km east of Portlaoise on the N7 National Primary Route linking Dublin to Cork, Limerick and the Southwest. The town also benefits from excellent bus and rail services. Monasterevin is a busy residential and commercial centre for west Kildare and due to its close proximity to the M7 Motorway, it has become a very popular commuter town. The town has witnessed a significant growth in population in recent years with a current population of approximately 4,000 and a total catchment in the region of 20,000.

### History

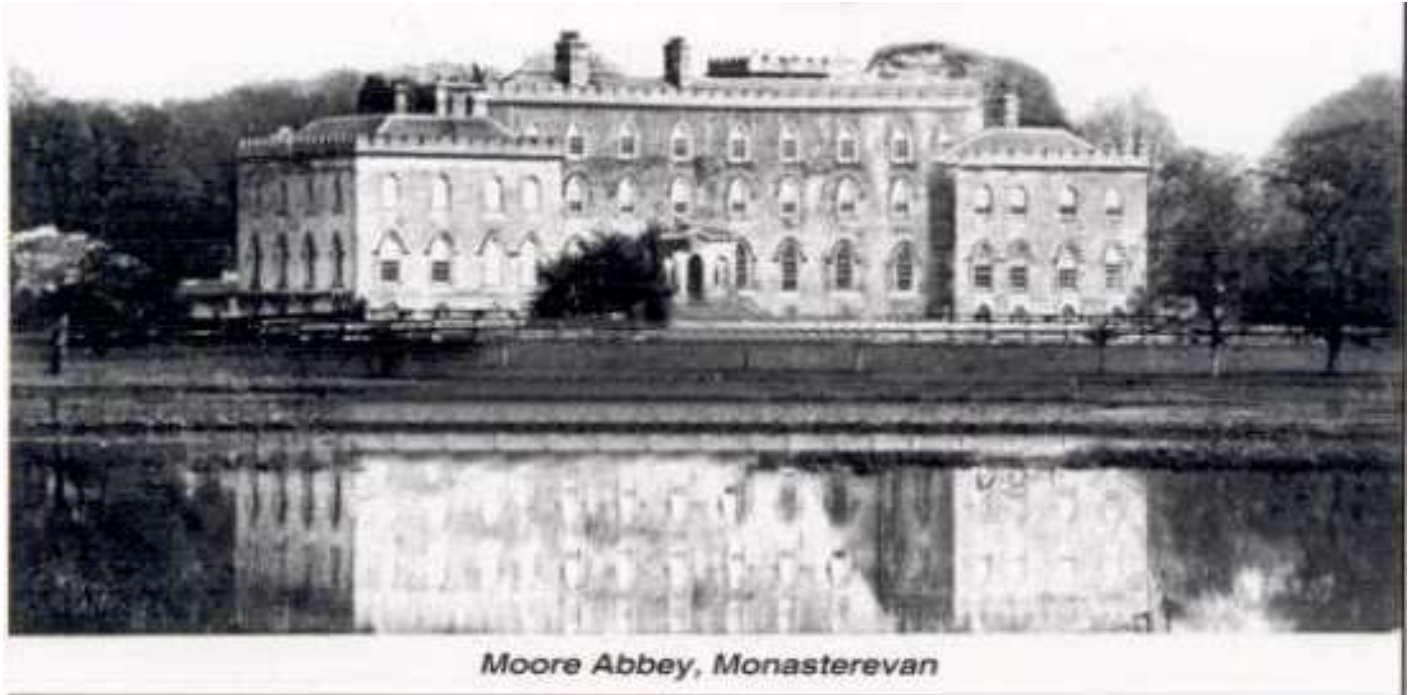
This house is a fine, middle-sized edifice of considerable social and historical interest, having been built as a product of the commercialisation and industrialisation of Monasterevin following the extension of the Grand Canal to the locality in the late eighteenth century. The house represents the substantial dwelling of the merchant class that capitalised on the potential economic development that would have been expected with the arrival of the canal. A sophisticated piece of architecture, borrowing motifs from the Classical style, the house is a symmetrically planned building, centred about a commanding doorway and with refined features such as tripartite window openings.

The house is an integral component of a terrace of middle-sized houses that flanks both West End and Moore Street, leading to Main Street, and is an attractive landmark from the River Barrow to south-west. An unusual feature is the detached garden plot located on the opposite side of the street on the bank of the River Barrow. Griffiths Valuation (1847 to 1864) reveals that the property was owned by Rev Charles Moore, cousin of the Earl of Drogheda, whose seat was Moore Abbey in the town. Between 1780 and 1820, the town was redeveloped according to a plan set out by the First Marquis of Drogheda. It seems likely that Gable House was part of the redevelopment plan.

# FOR SALE

## GEORGIAN CANAL MERCHANTS HOUSE

Gable House, West End, Main Street, Monasterevin, Co Kildare.



### Description

The property comprises a three-storey listed building constructed circa late-1700s. The property is in poor condition throughout and requires complete refurbishment and restoration. There are number of outbuildings to the rear of the property, also in need of restoration. There is a right of access from the adjoining property to the rear of the property. There is a portion of land opposite the property which forms part of the demise, which we understand is exempt from any development and is essentially sterilised. We understand the property extends to c.465 sq m (5000sq ft). The detached garden is approx. quarter-acre in size.

The property comprises 17 rooms in total spread over the house, archway and building to rear. The main house has 9 rooms (3 on ground, 3 on first floor, 3 on second floor). The building to rear has 8 rooms (2 on ground floor, 3 on first floor, 3 second floor). The archway giving vehicular access to the yard has accommodation comprising 2 rooms. There is a large yard with 2 outbuildings.

### Did you know?

- Monasterevin was known in the nineteenth century as the “Venice of Ireland” because of the Grand Canal, its branches and spurs and the Barrow River flowing through the town. It was said that if you stood on one bridge you could see 18 other bridges
- The celebrated Irish tenor John Count McCormack lived at Moore Abbey for a time from 1927

# FOR SALE

## GEORGIAN CANAL MERCHANTS HOUSE

Gable House, West End, Main Street, Monasterevin, Co Kildare.





# FOR SALE

## GEORGIAN CANAL MERCHANTS HOUSE

Gable House, West End, Main Street, Monasterevin, Co Kildare.



**O'Neill & Co.**  
CHARTERED SURVEYORS  
& AUCTIONEERS LTD



### Price

Offers in the region of €65,000.00.

### Viewing

By appointment only

### Further Information

Darac O'Neill

**Tel:** 045 856 604

**Mobile:** 087 965 6063

**Email:** [darac@oneilandco.ie](mailto:darac@oneilandco.ie)

### Accommodation

We understand the unit comprises the following floor areas:

Description	SQ M	SQ FT
Ground Floor	465	5000
<b>Total</b>	<b>465</b>	<b>5000</b>

*Interested parties are specifically advised to verify the floor areas and to undertake their own due diligence.*

### DISCLAIMER

These particulars are issued by O'Neill & Co., Ltd. on the understanding that any negotiations respecting the properties 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 properties referred to or for any expense that may be incurred in visiting same should it prove unsuitable for to 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. © O'Neill and Co., Ltd. 2012