

**Coonan**  
PROPERTY

**HANGED MAN'S**

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Milltown, Newbridge, Co. Kildare



# The Hanged Man's

Long established, award winning pub and restaurant excellently located in Milltown village. Potential for future expansion with full planning permission for 20 bedroom boutique hotel and additional facilities. Substantial licensed premises on approx. 2.5 acres (1 ha). Ideally located on the Grand Canal adjacent to the Curragh Racecourse with easy access to Newbridge, Kildare town and the M7 motorway. Excellent business reputation with substantial annual trade offering a unique opportunity to acquire a traditional bar and restaurant plus the additional potential of a planned boutique hotel in the heart of County Kildare.



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## The Property

Hanged Man's Pub & Restaurant in County Kildare is steeped in rich history. It was built in the early 18th century to facilitate the development of the Grand Canal. The property was first used as a depot for the canal. Later it became an RIC barracks, but in more recent times it has settled comfortably into its role as a magnificent bar and eatery. The current owners have cultivated a thriving Irish pub/restaurant, and it is renowned for great drinks, food, and atmosphere, with locals and those travelling far and wide to visit the establishment.

The Hanged Man's is the proud winner of the Black and White Pub of the Year twice in a row and is also the only pub to win the East Regional Pub of the Year Awards twice in succession. It was also listed by Barfly Irish Times as one of the top ten pubs in Ireland.

This attractive property can be found resting in a stunning, picturesque location on the banks of the Grand Canal on approx. 2.5 acres (1ha). The property comprises a two storey over basement building which has been divided to provide restaurant and bar facilities for over 100 patrons with additional function rooms at ground and first floor level. The property benefits from a fully fitted kitchen which serves the restaurant and functions rooms. The interior has a traditional Irish feel throughout, with a mixture of flagstone and wooden floors, stone fire surrounds, wood burning stoves, open fires, wood panelled walls etc. The property also has the benefit of a two bedroom apartment at first floor level and adjoining the property is an additional two bedroom stone cut apartment with two bathrooms, sitting room and dining room.



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## Additional Information

- Fully licensed bar and restaurant premises
- Property well maintained and presented with kitchen, dining room, bar and function area
  - Large car park
- Full planning permission for 20 bedroom boutique hotel
- Well known premises with a huge reputation for first class service and hospitality



## Location

The Hanged Man's is located on the banks of the Grand Canal in the charming village of Milltown, 15km from Naas and the M7 motorway, 5km from Newbridge and 6km from Kildare



## Planning

Full planning permission was granted by Kildare County Council in October 2022 allowing for a 20 bedroom boutique hotel, including reception, lounge bar and restaurant, kitchen, cold room, beer store, plant room, toilets, canal-side decking, rooftop herb garden with solar panels, enlarged car park, and all associated site works to the rear.

Planning Ref:  
21/1263





### **DIRECTIONS**

Eircode:W12 YN40

### **SOLICITOR**

Grainne White, Coughlan White & Partners, Moorefield Road, Newbridge, Co. Kildare

T: 045 433 332

### **VIEWING**

By appointment at any convenient time

### **CONTACT INFORMATION**

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