



NEW PARK HOUSE

BALLYSAX, THE CURRAGH, CO. KILDARE. R56 EV 26

ON C.180 ACRES (72.85 HA)

FOR SALE BY PUBLIC AUCTION
On Tuesday 8th October 2019 @ 3pm
In the Keadeen Hotel Newbridge (unless previously sold)

JORDAN 

Auctioneers, Estate Agents &
Chartered Valuation Surveyors

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PSRA No: 001536



NEW PARK HOUSE



New Park House is a superb farm in an excellent location ideally suited to any enterprise on some of the best land in County Kildare.

LOCATION:

New Park House and farm is superbly located in Co. Kildare close to The Curragh (3km), Newbridge (11km), Kilcullen (4km) and Naas (16km). The M9 Motorway is accessible at Kilcullen (Junction 2) 5 mins and the M7 at Newbridge (Junction 12) giving easy access both north and south bound with the Airport a mere 40-minute drive.

DESCRIPTION

The House

New Park House is a two storey over basement period house of circa 530 sq.m (5,705 sq.ft) built in mid 1700's and occupied by the current family since 1919. It is approached via a winding beech tree lined avenue off the main road and sits on an elevated site with commanding views of the countryside. The house is in relatively good condition with many of its original features including original plasterwork, timber sash windows /shutters, granite steps and hall door remaining. There is an impressive entrance hall with a drawing room and dining room on either side, both beautifully proportioned rooms with 11ft ceilings. On the first floor there are 6 bedrooms and 2 bathrooms. The basement comprises several rooms including the original kitchen, a bedroom, bathroom and various stores. The house is surrounded by mature gardens with lawns, herbaceous borders, raised flower beds and a splendid stand of beech trees.



ACCOMMODATION:

Porch:	1.8m x 4.0m	Flag stone floor, panelled ceiling.
Entrance Hall:	2.72m x 5.34m	Original fanlight & door, coving with centre rose.
Dining Room:	6.3m x 4.4m	Solid wooden floor, dual aspect windows, coving with centre rose, marble fireplace & recessed cupboards.
Drawing Room:	6.4m x 6.2m	Coving with centre rose, dual aspect windows, drinks cabinet & marble fireplace.
Living Room:	6.91m x 6.92m	Solid wooden floor, coving, fireplace with solid fuel stove.
Sun Room:	3.60m x 5.1m	With doors to deck area & gardens.
Kitchen:	6.29 x 3.07	Oven, hob, extractor, built in ground & eye level presses & integrated dishwasher.
Bathroom		w.c & w.h.b
Pantry		
FIRST FLOOR:		
Bedroom 1:	4.93m x 6.33m	Dual aspect windows, coving and marble fireplace.
Bedroom 2:	3.10m x 4.46m	Fireplace & coving.
Bedroom 3:	3.11m x 4.48m	Fireplace & coving.
Bedroom 4:	4.90m x 4.36m	Dual aspect windows & fireplace.
Bedroom 5:	2.92m x 3.16m	
Bedroom 6:	3.11m x 3.21m	
Bathroom 1		w.c, w.h.b & shower
Bathroom 2		w.c & w.h.b
BASEMENT:		
Pantry		
Fuel store / coal room		
Bedroom (ensuite)	5.99m x 3.95m	with ensuite.
General stores		

GATE LODGE:

This is a pretty Gate Lodge located inside the main entrance and extending to circa 100 sq.m (1076 sq.ft). It provides a kitchen, sitting room, 2 bedrooms and a bathroom. The entire is well maintained and in good condition throughout.

CUFFE'S:

This cottage can be accessed off a separate avenue from the main road and extends to circa 25.5 sq.m (275 sq.ft) with a kitchen/ living area, bedroom and a bathroom. It is in good condition and very cosy.

THE YARD:

The yard is located to the side of the residence and comprises the following general buildings/ facilities:

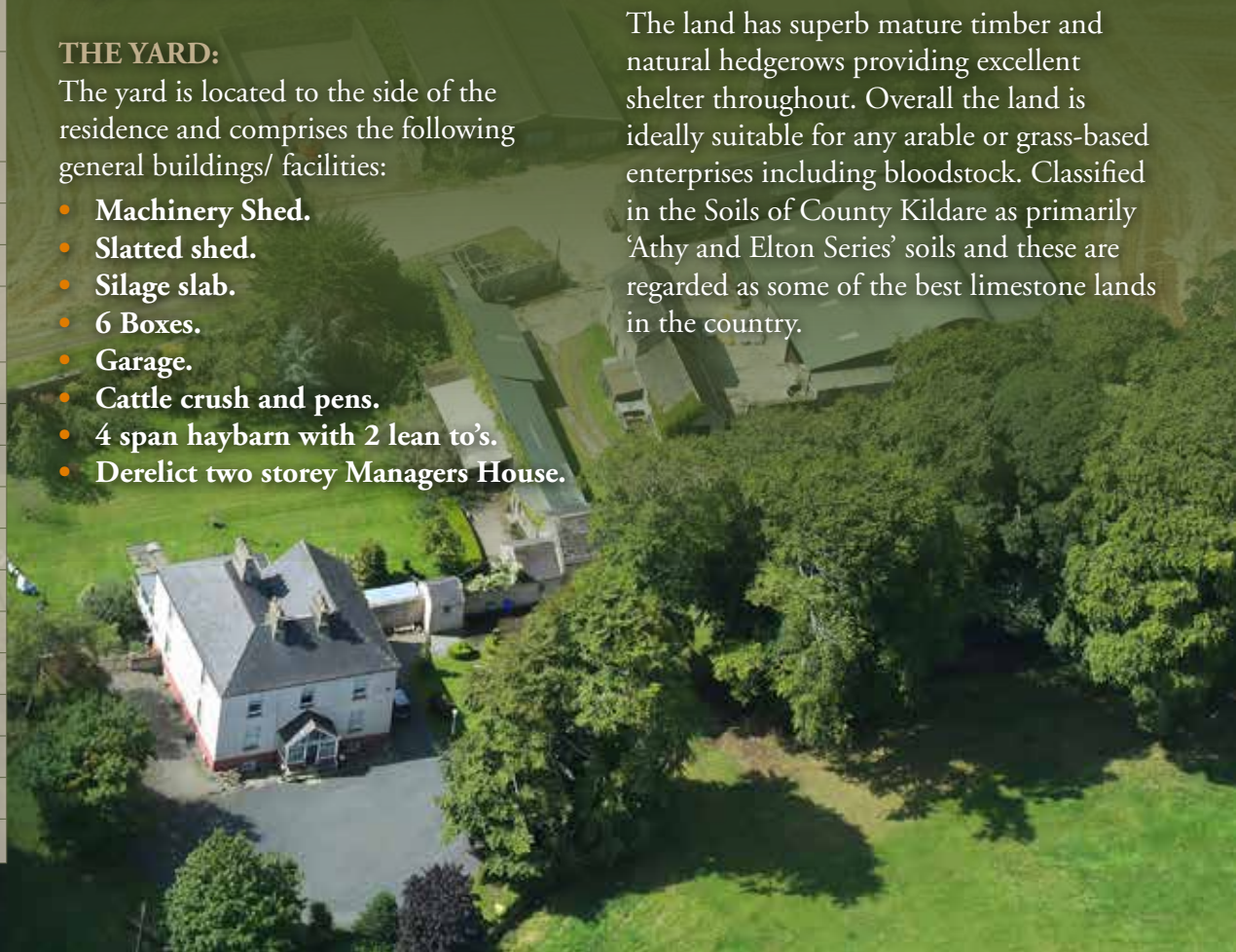
- **Machinery Shed.**
- **Slatted shed.**
- **Silage slab.**
- **6 Boxes.**
- **Garage.**
- **Cattle crush and pens.**
- **4 span haybarn with 2 lean to's.**
- **Derelict two storey Managers House.**

THE LAND:

The land comprises a total area of approximately 72.85 hectares (180 acres) all in one large block with extensive road frontage and several access points.

At present a large proportion of the farm is in arable and horticultural use with a small section of grass. There are superb mature boundaries and hedgerows throughout the farm with an internal road which services most of the divisions. A derelict cottage referred to as 'Ryan's' in the middle of the farm would be ideal for renovation.

The land has superb mature timber and natural hedgerows providing excellent shelter throughout. Overall the land is ideally suitable for any arable or grass-based enterprises including bloodstock. Classified in the Soils of County Kildare as primarily 'Athy and Elton Series' soils and these are regarded as some of the best limestone lands in the country.



TITLE: Freehold **ENTITLEMENTS:** c. €16,000

SOLICITOR: Myles C. Murphy & Co, Station Road, Newbridge, Co. Kildare.

SERVICES: Mains water, septic tank, ESB, phone & oil-fired central heating.

BER DETAILS: Main Residence: **BER F**
Gate Lodge: **BER G**
Cottage: **Exempt**

AMENITIES:

Hunting: Kildare & South County.
Racing: Curragh, Punchestown, Naas (15 mins).
Golf: Curragh, Rathsalagh, Naas.
Rugby & GAA: Newbridge, Kilcullen.
Boating & Fishing: on Liffey nearby.
Shopping: Newbridge - Whitewater
Shopping Centre: Kildare Village Retail Outlet
10 mins drive.

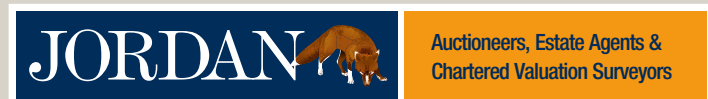
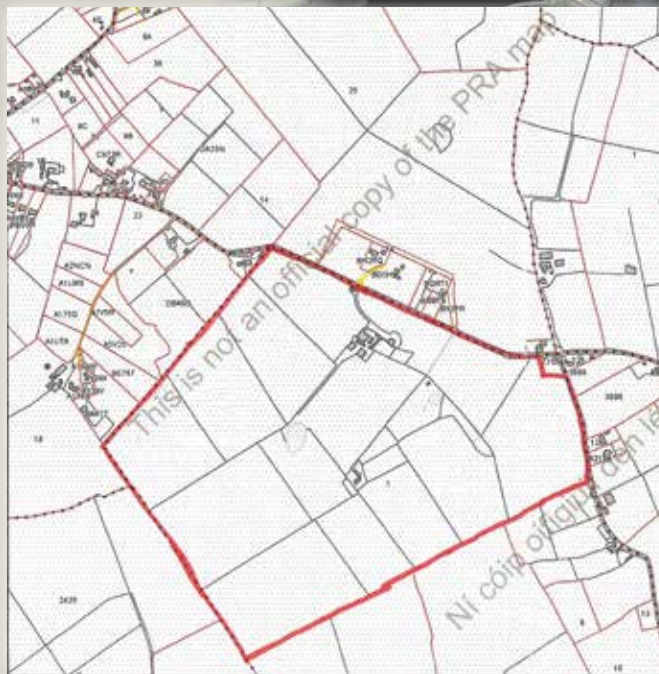
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CONTACT:

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VIEWING STRICTLY BY APPOINTMENT BY
SOLE SELLING AGENTS



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