



MONASTERORIS

Edenderry, County Offaly, R45 X384

BER Exempt



MONASTERORIS, EDENDERRY, COUNTY OFFALY, R45 X384



MONASTERORIS IS A COMPACT COUNTRY ESTATE WITH PERIOD RESIDENCE, GATE LODGE AND FARMYARD ON ABOUT 97 ACRES WITHIN CLOSE PROXIMITY OF THE BUSTLING TOWN OF EDENDERRY & 1 HOUR FROM DUBLIN CITY

Approximately 612 sq.m (6,588 sq.ft)

For Sale by Private Treaty

BER Exempt

Lotting

- *Lot 1: Period House on approx. 27.87 Hectares (68.8 Acres) of pasture*
- *Lot 2: Grazing lands on approx. 11.37 Hectares (28 Acres)*
- *The Entire: (Lot 1 & Lot 2) on a total land area of approx. 39 Hectares (96.9 Acres)*



SPECIAL FEATURES

- Imposing 18th Century house-built c.1730 with extension to the rear c.1790.
- Compact Country Estate with a manageable and well maintained house on prime agricultural lands.
- Extensive history with the property.
- Wonderful location close to the busy town of Edenderry in County Offaly.
- Privately positioned on approx. 39 Hectares (96.9 Acres) with walled garden and fertile lands suitable for a variety of farming pursuits.
- Residence and farmyard boast original period features, preserving all the charm and character of a classic country house
- Excellently proportioned reception rooms creating good family spaces.
- Located just 50km from the M50 motorway.
- Easily accessible to several large towns and Dublin City / Airport.
- Farmyard has great potential for many uses.
- Possible long-term prospects with the land.
- Close proximity to the new Canal Greenway for walking / cycling.

LOCATION

Monasteroris is located just on the periphery of Edenderry town in County Offaly. The town itself has a population of around 7,000 people and is known for its historical buildings. The town has a strong community spirit and hosts various events throughout the year, such as the annual Edenderry Agricultural Show. Additionally, Edenderry is surrounded by beautiful countryside, offering opportunities for outdoor activities such as hiking and cycling and is close to the Grand Canal Greenway which is very popular for family day trips.

HISTORICAL AREA

The residence and lands are adjacent to the former monastery; a medieval monastery founded in the 6th century by Saint Natalis and was originally a monastic settlement. The ruins of the monastery still stand today and are a popular historical site for visitors to explore. The monastery is known for its ornate stonework and intricate carvings, showcasing the craftsmanship of the monks who once lived there.

Within close proximity is the Monasteroris Franciscan Abbey which is a historic site that dates back to the 13th century and was founded by the Franciscan Order. The abbey served as a place of worship and a centre of religious activities for the local community. Today, visitors can explore the ruins of the abbey and learn about its fascinating history.

MONASTERORIS

Monasteroris is approached via a winding avenue through a parkland setting. It is privately positioned surrounded by lovely mature trees and it comprises a detached eight-bay three-storey house, built c.1730, with an extension to the rear c.1790, a single-bay extension to west and two-bay extension to the east. The property retains its imposing symmetrical façade to the front and is full of charm, tradition, and character.

The entrance hall is an impressive welcoming space with formal dining room to the left as you enter. The dining room is fully carpeted with an open fireplace and marble surround. Continuing from there is the tv room, just off the kitchen which is to the rear of the property. The tv room is ideal for families to relax together and has an open fireplace with wrought iron surround. The kitchen, at the heart of the home, offers ample storage, traditional tiled flooring which is in excellent condition, electric hob, oven, dishwasher and fridge/freezer and is complete with a large AGA which is a wonderful addition. Leading off the kitchen to the side of the property are the scullery and utility rooms. The dairy is accessible from the utility room. There is also a bathroom that includes a shower facility to the rear of the residence. Back through to the entrance hall there is a further front room that is currently being used as an office but could easily be used for any purpose.

The main room on the ground floor is the superb drawing room to the rear. This is an exceptional south facing room with wonderful proportions. The high ceilings offer a classical feel and, with the good lighting coming from the ample windows, it makes for a very impressive setting. The room is fully carpeted with an open fireplace and ceiling coving and rose to finish. On this floor, there is also a wine cellar to the rear of the house. Overall the generously sized reception rooms offer excellent spaces for family gatherings.

As you ascend the staircase to the first floor, you are greeted by the charming addition of a conservatory which overlooks the south facing gardens and provides a wonderful space for reading or simply relaxing.

The following floor is as accommodating as the ground floor. The principal bedroom is a large space with ample room for wardrobes or furniture. There is a double bedroom (Bedroom 2) off this room that could be converted into a walk-in wardrobe and ensuite. Both rooms have open fireplaces and collectively would make a magnificent principle suite.

Bedroom 3 to the front is a good sized double bedroom with a walk-in wardrobe/single bedroom just off this room.

Bedroom 4 is also quite spacious, with an adjacent room that could be transformed into a walk-in-wardrobe or an ensuite bathroom. Each of the bedrooms provides ample space to meet all family needs. There is a family bathroom that complete this floor with wc, whb and bath.

Above the drawing room there is a similar sized room that is fondly called 'The Play Room'. This versatile room features wooden flooring, a large open fireplace with marble surround, and high ceilings, providing for wonderful light and a sense of spaciousness.

The top floor of the house offers ample storage space and has great potential.

THE GATE LODGE

The gate lodge, entrance gates, walled garden and farmyard provide a suitable setting for Monasteroris. The original gate lodge building consisted of two rooms which were extended. The front façade retains the tradition Georgian period style, whilst the rear extension harmonises with the main house. The property consists of a kitchen, living room, bedroom, bathroom, hallway and has been recently renovated.

MONASTERORIS GARDEN AND GROUNDS

The large, walled and south facing gardens (with patio, mature trees/shrubs and fruit trees) to the rear of the residence offer privacy and are a wonderful family area that can be enjoyed in the summer months.

The farmyard is located adjacent to the residence and provides several old stone buildings with lofts to include coach houses, garages, former veterinary surgery and stores. Most of these buildings are perfect for restoration. Having been constructed with limestone the potential to put them to another use is significant.

There is also a cattle yard with crush and the farmyard has direct access onto the public roadway.

The majority of the lands are in excellent condition and are suitable for all types of farming, including cattle, tillage and equestrian. They are well laid out with mature hedging.

The land may also have some longer-term development potential as it adjoins the urban boundary for Edenderry along the south-eastern side. The current Local Area Plan is up for review to cover the period 2024 - 2030.

- M4 motorway 17km
- Edenderry 2.5km
- Enfield 18km
- Kinnefad / M6 16km
- Johnstownbridge 30km
- Tullamore 35km
- Naas 35km
- Clane 31km
- Maynooth 37km
- Dublin Airport 66km
- Dublin City 59km

(Distances are approximates)

TECHNICAL INFORMATION

SALE METHOD: By Private Treaty.

FIXTURES & FITTINGS: The fitted carpets, curtains and any integrated items are included in the sale.

SERVICES & FEATURES: Mains electricity, septic tank for foul drainage, oil fired central heating, Mains water, AGA (Kerosene)

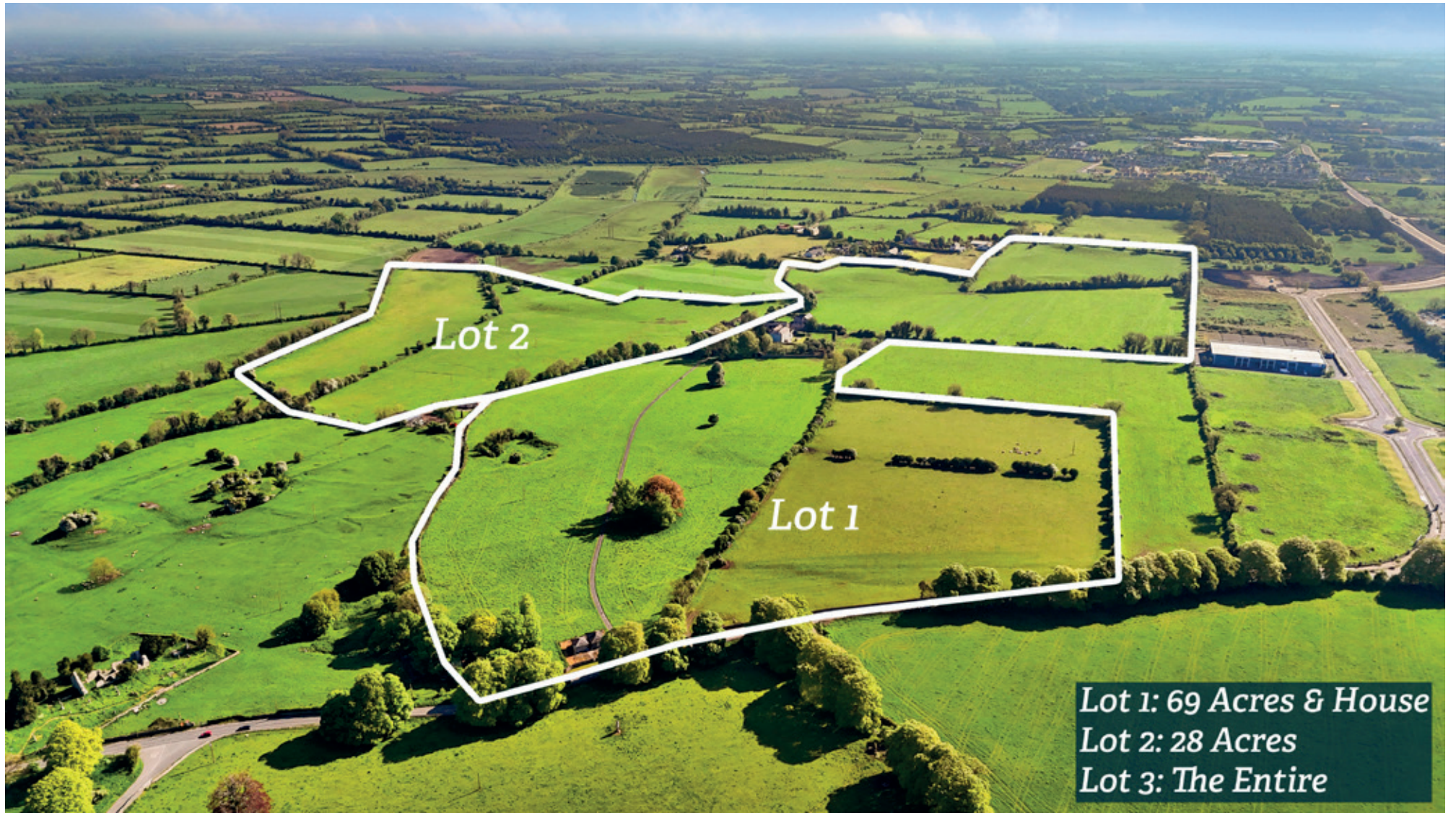
TENURE: For Sale Freehold.

VIEWING: Strictly by Private Appointment.









Lot 2

Lot 1

Lot 1: 69 Acres & House
Lot 2: 28 Acres
Lot 3: The Entire



Map prepared for Marketing purposes only



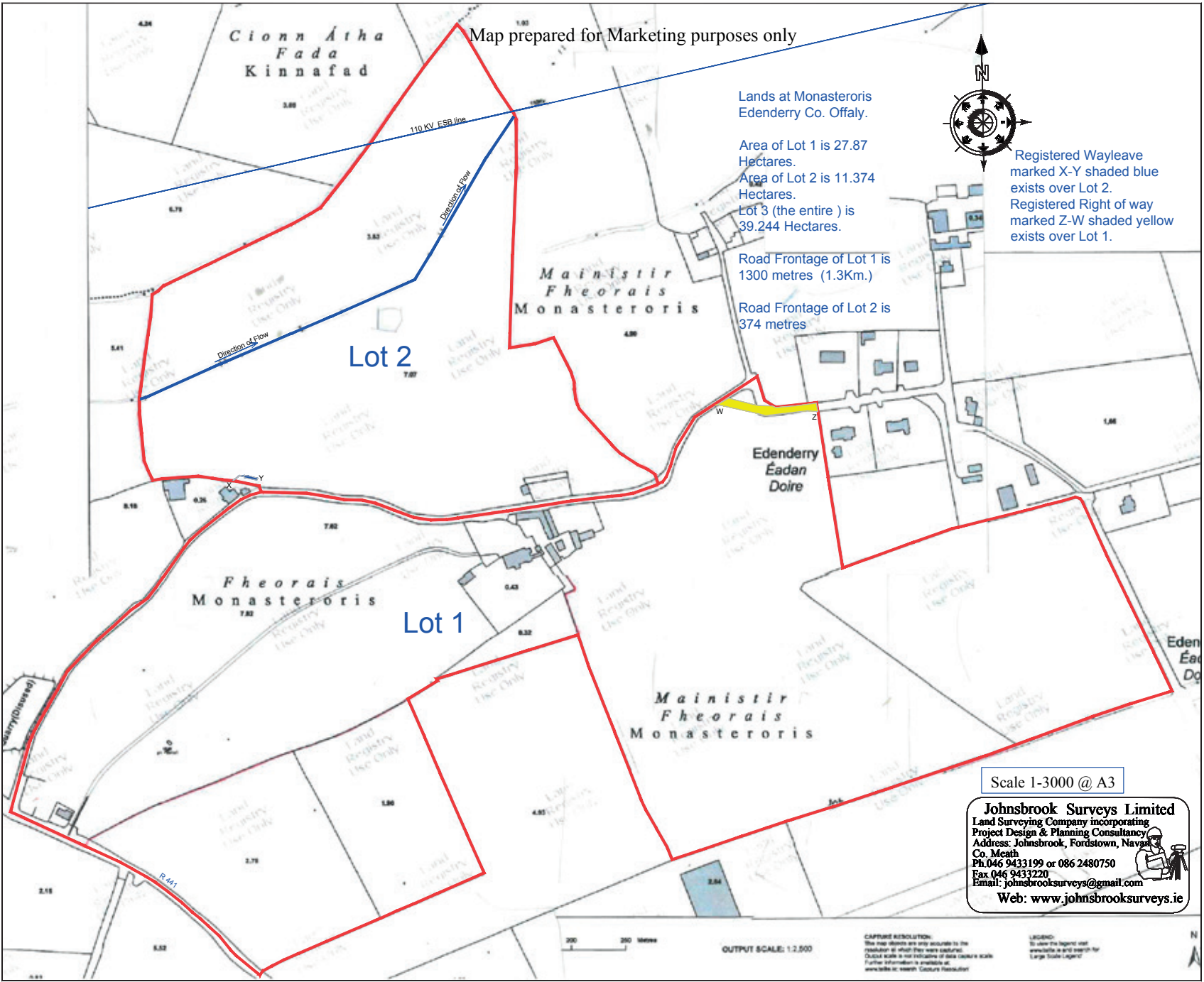
Lands at Monasteroris
Edenderry Co. Offaly.

Area of Lot 1 is 27.87
Hectares.
Area of Lot 2 is 11.374
Hectares.
Lot 3 (the entire) is
39.244 Hectares.

Registered Wayleave
marked X-Y shaded blue
exists over Lot 2.
Registered Right of way
marked Z-W shaded yellow
exists over Lot 1.

Road Frontage of Lot 1 is
1300 metres (1.3Km.)

Road Frontage of Lot 2 is
374 metres



Scale 1-3000 @ A3

Johnsbrook Surveys Limited
 Land Surveying Company incorporating
 Project Design & Planning Consultancy
 Address: Johnsbrook, Fordstown, Navan
 Co. Meath
 Ph.046 9433199 or 086 2480750
 Fax 046 9433220
 Email: johnsbrooksveys@gmail.com
 Web: www.johnsbrooksveys.ie




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Philip Guckian
176 Pembroke Road, Ballsbridge,
Dublin 4, Ireland

T: +353 (0)1 237 6308
E: philip.guckian@sherryfitz.ie

www.sherryfitz.ie



Clive Kavanagh / Paddy Jordan
Jordan Auctioneers
Edward Street, Newbridge, Co. Kildare, Ireland

T: +353 045 433 550
E: clive@jordancs.ie

www.jordancs.ie
