

PUBLIC AUCTION
WEDNESDAY 31ST JULY 2024 @ 3.00PM
IN KEADEEN HOTEL, NEWBRIDGE
(unless previously sold)
PRE-REGISTRATION REQUIRED TO BID



BER B2

A magnificent equestrian property with modern residence c. 3,680 sq.ft on c. 39 acres

HARCOURT STUD

MOORTOWN, NAAS, CO. KILDARE, W91 X5RW

JORDAN 

The Property

A magnificent equestrian property with modern residence c. 3,680 sq.ft. (c. 341 sq.m.), 20 loose boxes in American Barn, Tack & Feed Room, 6 Unit Automatic Walker, Lunge Ring, Loading Ramps and Haybarn on c. 39 Acres.

The property is situated between Naas and Newbridge, 5 minutes from the M7 Junction 10 and convenient to the M9. Naas is 4 km, Newbridge 6 km, M50 28 km, Dublin City Centre 38 km, Dublin Airport 50 km, 10 minutes from Goffs, 45 minutes from Tattersalls and convenient to Naas, The Curragh and Punchestown Racecourses and 40 minutes to Leopardstown Racecourse.

The residence which was built 20 years ago is in first class condition throughout and includes c. 3,680 sq.ft. (c. 341 sq.m.) of living accommodation.



ACCOMMODATION SUMMARY:

GROUND FLOOR

Porch Entrance:

Spacious Hall:

4m x 2.5m Tiled, cornice.

Cloakroom:

With w.c., w.h.b. fitted presses.

Sittingroom/TV Room:

7m x 6m With woodburning stove, brick fireplace, French oak flooring, cornice.

Large Drawingroom:

French oak flooring, cornice, black marble fireplace and French door to gardens & lawns.

Modern Spacious Kitchen:

7m x 4.5m Fully fitted with ground and eye level presses, oak flooring, granite worktop, island with storage, American fridge, gas hob and DeDetrich electric double ovens.

Spacious Conservatory:

4m x 3m.

Utility Room:

Cloakroom with w.c., w.h.b., plumbed for washing machine & dryer, fitted presses with built in storage, tiled floor.

Boiler Room:

Tiled.

Office:

4m x 3m Shelved.

FIRST FLOOR:

Bedroom 1 (Master):

5.5m x 5m.

Ensuite:

Shower, w.c. & w.h.b. and dressingroom.

Bedroom 2:

4m x 4m.

Bedroom 3

4m x 4m.

Ensuite:

Shower, w.c. & w.h.b., tiled, built in wardrobes.

Bedroom 4:

3.5m x 3m Nursery.

Bedroom 5:

5.25m x 3m.

Walk-in Hotpress

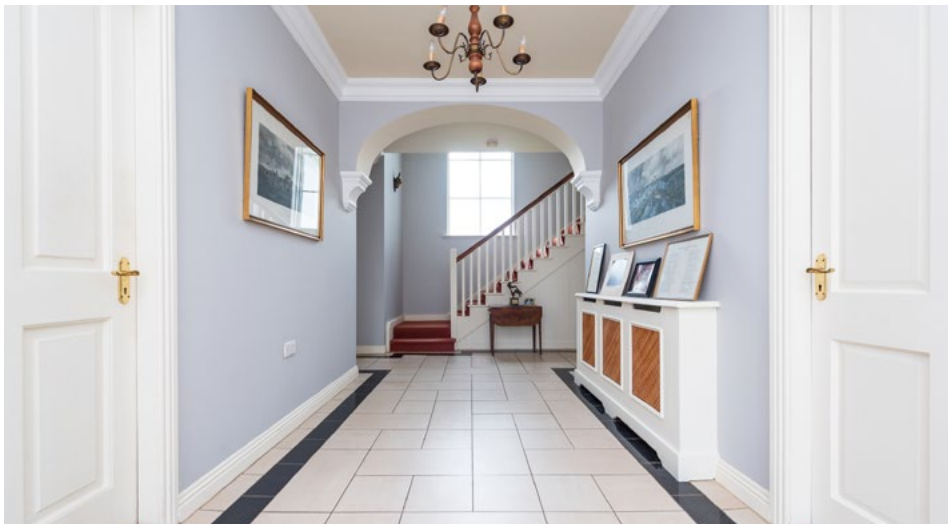
Shelved.

Main Bathroom:

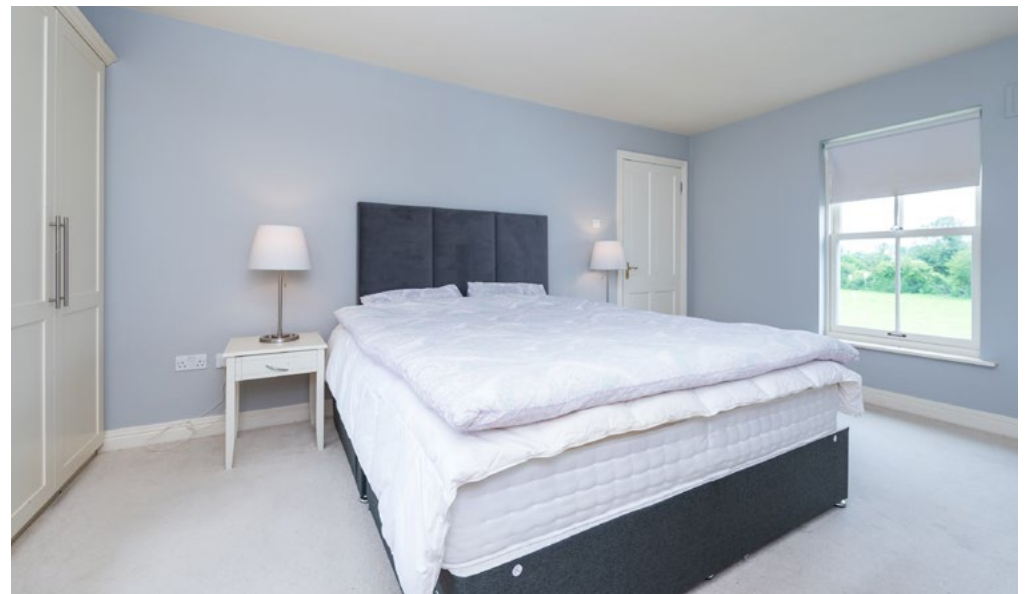
Bath, w.c. and w.h.b. and shower.

Large Attic Space:

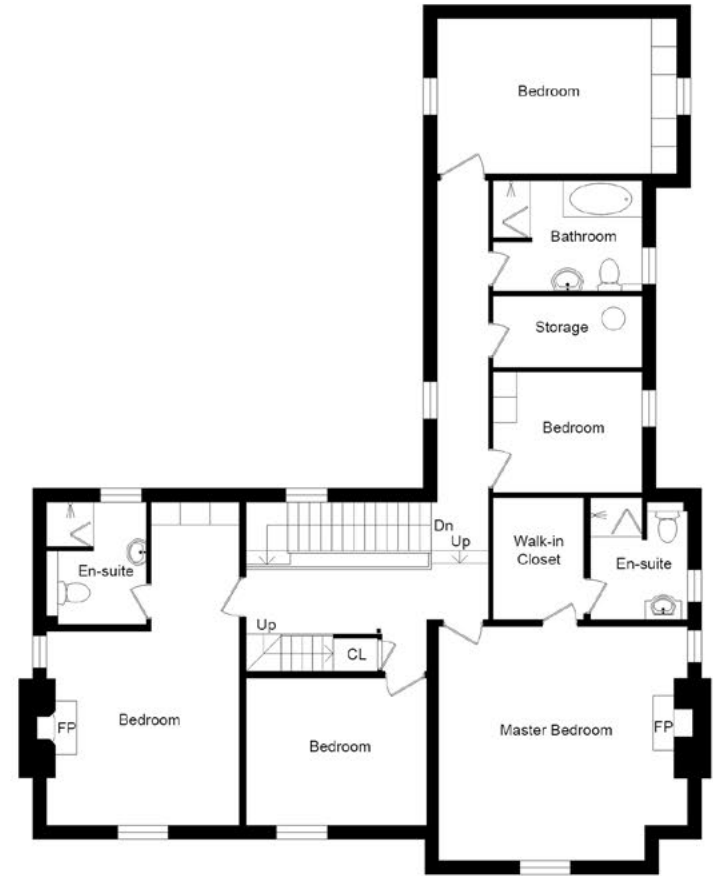
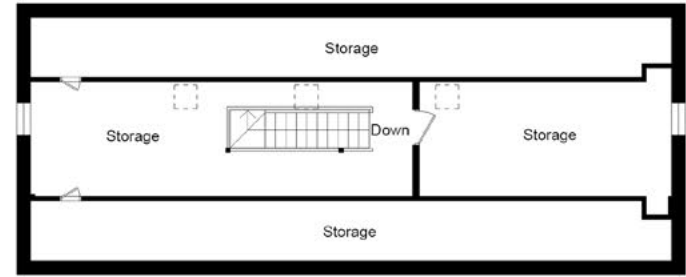
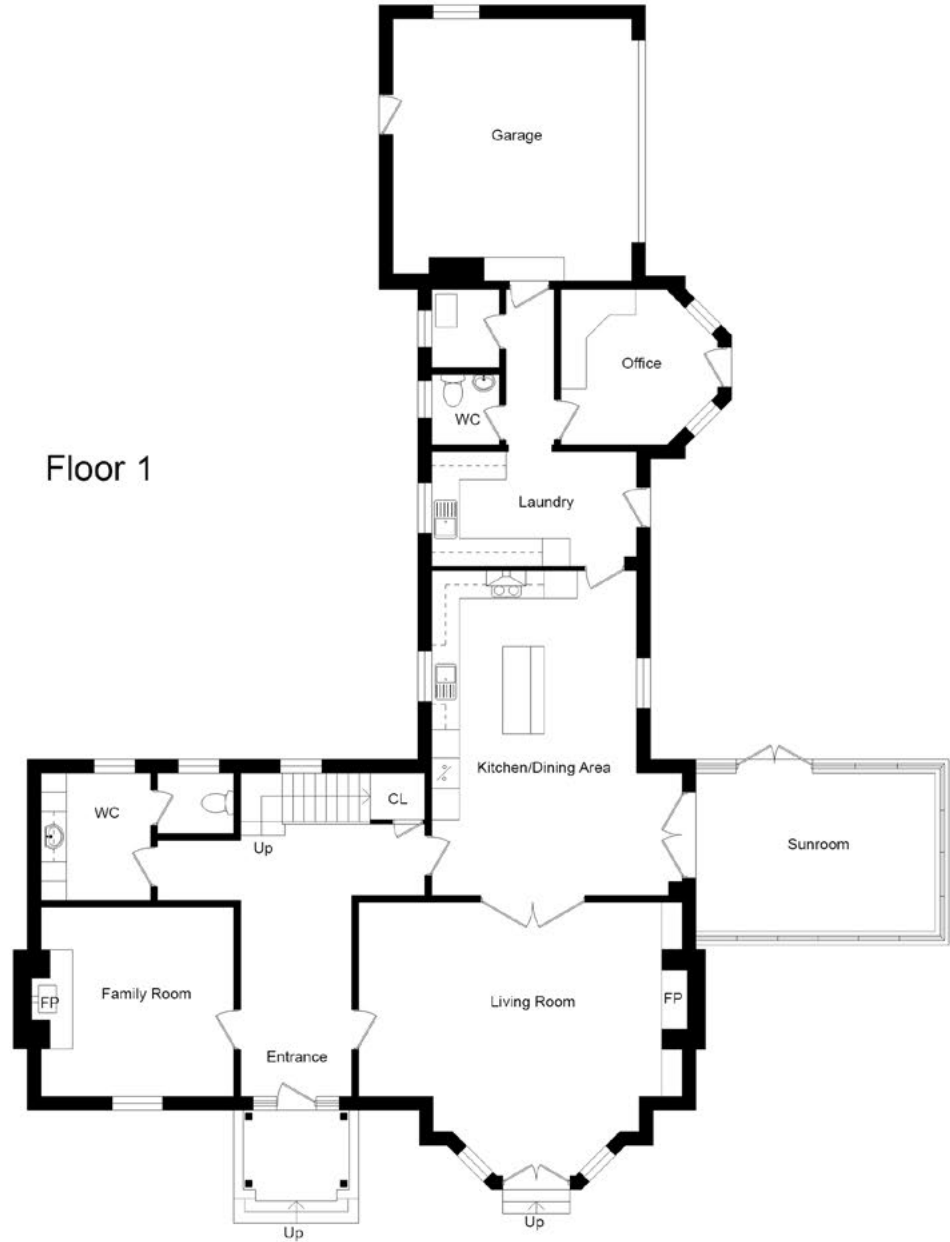
With extensive storage.



HARCOURT STUD



HARCOURT STUD



HARCOURT STUD



HARCOURT STUD



OUTSIDE:

The property is approached through a recessed entrance with electric gates and tarmacadam tree lined avenue leading to the residence, which is nicely set back from the road. The gardens are mainly in lawn with several beech hedges ensuring complete privacy and shelter.

THE YARD:

The yard includes:

- A modern American Barn with 20 loose boxes, veterinary room, tack/feed room and veterinary stocks
- 6 unit automatic walker
- Lunge ring
- Haybarn with 2 loading ramps
- Dung stead

THE LAND:

The land is all top quality in permanent pasture with no waste whatsoever laid out in 7 main divisions mostly with post and rail keepsafe fencing. Tremendous shelter and piped water to all paddocks.

SERVICES:

Private well, mains water, mains sewerage, oil fired central heating and electricity.

AMENITIES:

Hunting with Kildare Hunt and South County, Racing at Curragh (short drive), Punchestown and Naas within 20 minute drive. Golf at Rathsallagh, Royal Curragh Club (only a few minutes drive), Naas and K Club (Former host of the Ryder Cup). Shopping in Newbridge (Whitewater Shopping Centre), Naas and Kildare Retail Village Outlet – all 10 minutes. The area is very well served with excellent primary and post primary schools.

TITLE:

Freehold.

SOLICITOR:

Tom Stafford, Reidy Stafford, Moorefield Terrace, Newbridge, Co. Kildare – Tel: 045 432188.

DIRECTIONS:

From the M7 take Exit 10 and head for Rathangan and go straight through Floods Cross and it is the first entrance on the left.

AUCTION REGISTRATION:

Intended purchasers are required to register with us and provide proof of funds in order to obtain a paddle board number for bidding.



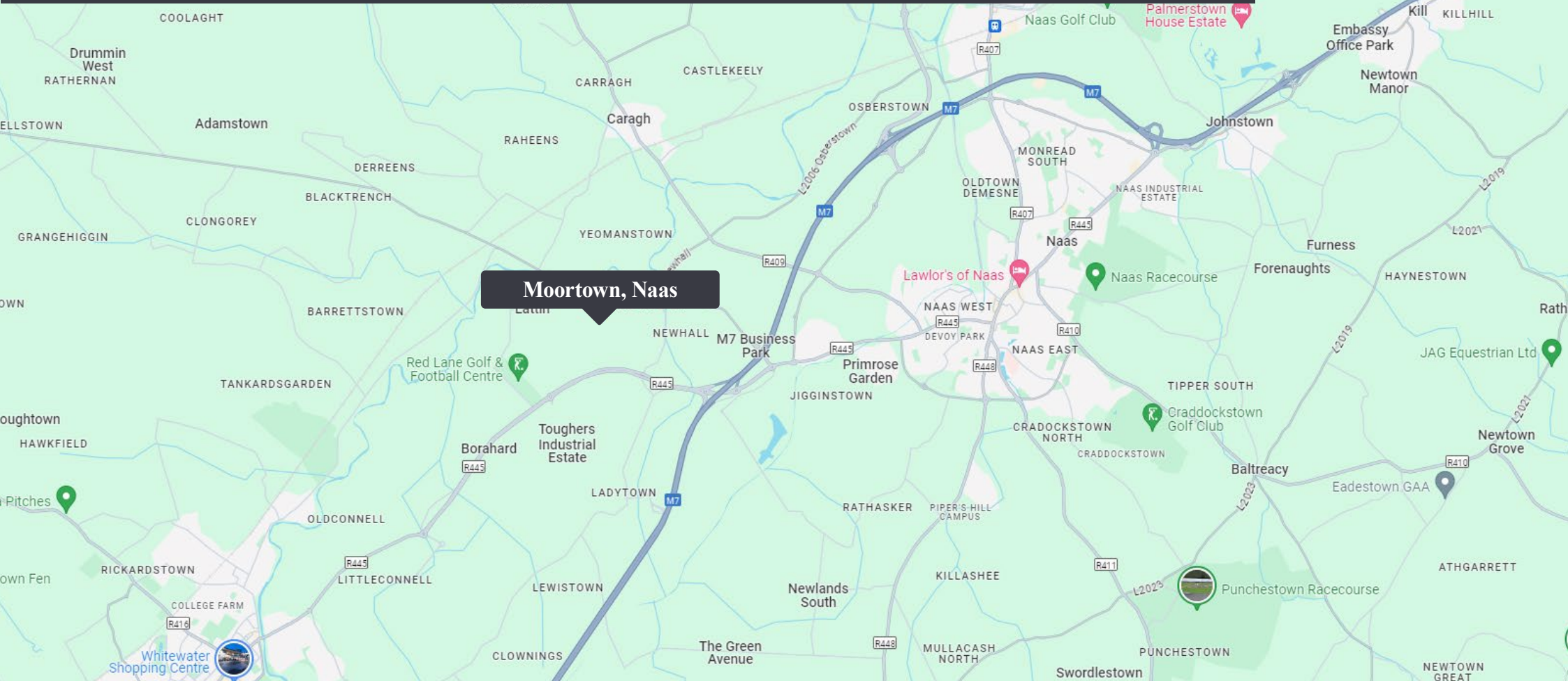
HARCOURT STUD



HARCOURT STUD

This is a modern facility in excellent condition ideal for breeze up unit, sales prep, satellite yard within independent access

VIEWING STRICTLY BY APPOINTMENT



JORDAN

📍 Edward Street, Newbridge, Co. Kildare, Ireland.

☎ +353 (0)45 433 550

✉ info@jordancs.ie

🌐 www.jordancs.ie

CONTACT

PADDY JORDAN
Managing Director

✉ paddy@jordancs.ie | ☎ +353 (0)87 255 1994

CLIVE KAVANAGH
Director

✉ clive@jordancs.ie | ☎ +353 (0)86 381 8697

These particulars are issued by Jordan Town and Country Estate Agents on the understanding that any negotiations respecting the property 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 property referred to, or for any expense that may be incurred in visiting same, should it prove unsuitable or 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. © Jordan Town & Country Estate Agents 2024. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland License No. AU 0007524 © Government of Ireland.