

On the instructions of the Administrator of the estate of the late PJ Burke
Auction November 29th 2023 at 3pm in The Keadeen Hotel,
Newbridge, Co Kildare W12 T925.



Hanlon's Farm

French Furze, Maddenstown, The Curragh, Co. Kildare. R56EE95.
Approx. 30.6 ha (75 acres) – in one or more lots.



DESCRIPTION

Hanlon's Farm is situated on the edge of the ever-popular Curragh Plains, an area steeped in equine history and home to the famous Curragh Racecourse.

Build in 2004 to the highest standard, approached through a recessed entrance with electric gates and tree lined drive. A substantial property with double garage that extends to a generous approx. 321sq m (3455sq ft.) on approximately 20 acres with dual road frontage and close by a further 55 acres. Surrounded by landscaped mature gardens you can enjoy the peace and tranquility of country living. Adjacent to the property you will find superb equestrian facilities that include, a self-contained 2 bed apartment, office, American style barn with 26 boxes, 2 horse walkers and over 1600sq m of additional shedding.

The world renowned Irish National Stud & Japanese Gardens are on your doorstep with the chic Kildare Village Shopping Outlet and Newbridge Silverware both only a short drive. The cosmopolitan towns of both Kildare and Newbridge have an array of excellent amenities that include shops, bars, cafes, schools, recreational facilities, leading supermarket chains and much more. Both towns have bus and train service to Dublin and the M7/N7 motorway can be easily accessed from both.



ACCOMMODATION

A pillared entrance porch leads to the entrance hall with separate wc off and to the right the open plan living/dining room with tiled floor and fireplace with ornate marble mantelpiece and inset stove. This opens to the spacious sunroom with timber lined and beamed ceiling, tiled floor and double French doors to paved sun terrace. Off the dining area is the kitchen/breakfast room again with tiled floor and mahogany floor and wall cupboards, eye level double oven and electric hob. The kitchen in turn opens to the back hall with its spiral staircase to the upper level and off which is the utility room with range of wall and floor cupboards, shower room, sauna and doors to sun terrace and to the double garage. Off the entrance hall also is the bedroom passage with two double bedrooms each with range of fitted wardrobes and vanity unit, one with ensuite shower room, family bathroom and the main bedroom suite with exceptionally spacious bedroom, range of fitted wardrobes, dressing room and ensuite shower room. Up the stairs from the rear are two rooms a playroom and a bathroom. Outside is a large sun terrace and immediately to the rear of the house two double garages with up and over doors.





THE LANDS

- Lot 1** Hanlon's farm is contained in Folio KE17170F plan 13 totalling approx. 8.32ha (20.6 acres) and are held in 2 Folios. Includes Hanlon's farmhouse and out buildings and the lands are laid out in 6 paddocks with post and rail and mature maintained hedging with central post and rail passage. Extensive dual road frontage.
- Lot 2** Folio KE17170F plan 15 of approximately 5.8 ha (14 acres) in one division, excellent land in tillage with road frontage.
- Lot 3** The larger land unit is held in Folio KE24543F and comprises of approx. 16.5 ha (41 acres) of top quality land in tillage in one division with dual road frontage.
- Lot 4** Approx. 22.3 ha (55acres) being a combination of Lots 2 and 3 above.
- Lot 5** The entire property. House, outbuildings and approx. 30.62 ha (75.6 acres) being a combination of Lots 1, 2 and 3 above.





LOT 3.

LOT 2.

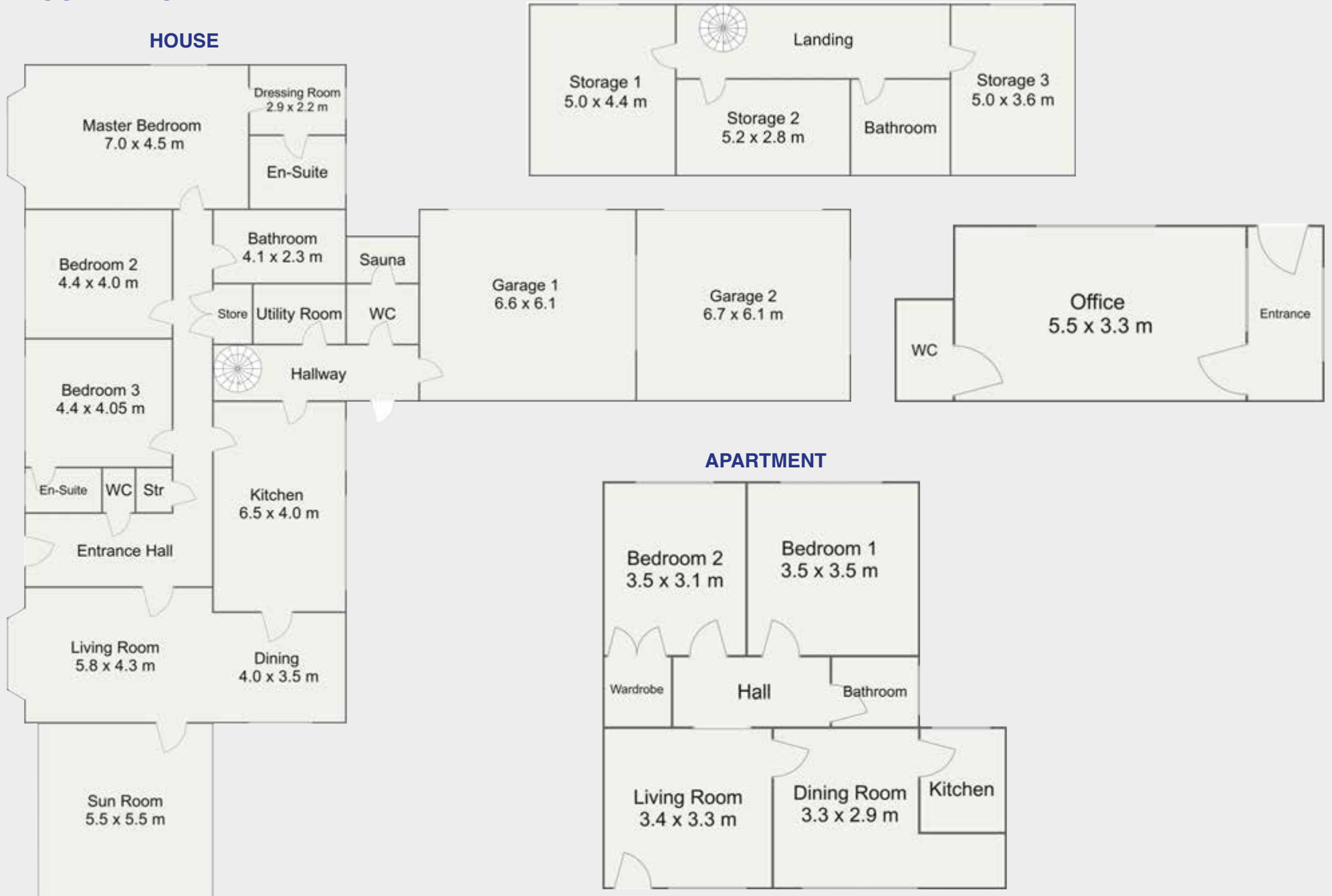
THE BUILDINGS

The yards which are a comfortable distance from the house and have their own access through electric gates off the county road. There is extensive hardcourt parking and turning area off which the substantial buildings radiate. There is an American barn with 26 loose boxes, a barn of approx. 192 sq m with lunging ring and a further double barn of approx. 1440 sq m with large horse walker. There is also a 2 bedroom staff apartment and a farm office/canteen.



FLOOR PLANS

HOUSE



SERVICES

- Electric gates on house and yard entrances
- Oil fired central heating
- Septic tank drainage
- Mains and well water
- CCTV System
- Solar panels

A.M.V.

LOT 1 – Hanlon's Farm €1.4m

LOT 2 – Approx. 14 acres €280,000

LOT 3 – Approx. 40.7 acres €820,000

LOT 4 – Approx 55 acres Lots 2&3 combined €1.1m

LOT 5 – The Entire €2.5 m

SOLICITORS

LK Shields LLP,
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Viewing strictly by prior appointment.



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