

THE HOME OF CHAMPIONS - FOR SALE BY PRIVATE TREATY



The **world-renowned** training establishment of **J.S. Bolger** on approximately **150 acres**

## GLEBE HOUSE

GLEBE HOUSE, COOLCULLEN,  
CO. KILKENNY, R93 DA58

JORDAN 

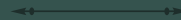




## THE HOME OF CHAMPIONS

The **world-renowned** training establishment of **J.S. Bolger** on approximately **150 acres**.

An opportunity without parallel — the famed training base of Jim Bolger, developed over four decades and home to multiple Classic and Group 1 winners.



# PROPERTY HIGHLIGHTS



Home and training base of Champion Trainer Jim Bolger, with a proven legacy of over 2,900 winners, including 57 Group 1 and 13 Classic winners, and multiple European Champions.

- ▶ Set in a private, tranquil, and picturesque location at Coolcullen on the Carlow–Kilkenny border.
- ▶ Elegant two-storey period house with six bedrooms, multiple reception rooms, and original period features.
- ▶ Comprehensive training facilities including 158 stables across multiple yards, five horse walkers, tack rooms, laboratory and a treadmill room.
- ▶ 3 outstanding gallops with grass, all-weather wood chip and sand, where success was pioneered for so many winning horses.
- ▶ Recreational building extending to c. 305 sq. m (3,288 sq. ft) with kitchen, dining hall, and staff or guest accommodation.
- ▶ Additional staff apartment and four-bedroom residence within Yard 4.
- ▶ Convenient to Carlow Town (17km), Castlecomer (8km), and Kilkenny City (20km) with easy access to the M9 Dublin–Waterford motorway. 50 minutes from The Curragh.

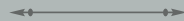


3 outstanding gallops where success was pioneered for so many winning horses.



## THE OPPORTUNITY

Glebe House and its facilities offer a rare and prestigious opportunity the chance to own the very property that has shaped the course of Irish racing history. As the long-standing home of Jim and Jackie Bolger, it has produced horses that have triumphed at Newmarket, Leopardstown, Paris, Longchamp, Hong Kong, Ascot, the Curragh, and beyond, influencing bloodlines and breeding programmes across the world.



For over forty years, this has been the engine room of Bolger's remarkable achievements a fully self-contained operation where innovation meets tradition, and where meticulous detail translates into international success.

The sale of Glebe House marks the end of an era and the beginning of a new chapter. It is a truly unique opportunity for a discerning purchaser to become custodian of a property that carries global recognition, proven performance, and a history that few training establishments can ever match. Whether continued as a premier training centre, transformed into a breeding enterprise, or cherished as a private estate of international standing, Glebe House offers an unrepeatable legacy of excellence.



## LEGACY

For more than four decades, Glebe House has been the epicentre of Champion Trainer J.S. Bolger's extraordinary success, a place where his pioneering ideas and uncompromising dedication produced champions and changed the face of Irish racing.

Horses such as St. Jovite, New Approach, Teofilo, Dawn Approach, Trading Leather and Poetic Flare were not just trained here they were moulded here, on these very gallops, through the precision, patience, and horsemanship that define the Bolger method. In addition to the many Champion colts, Classic/Gr1 fillies such as: Condessa, Flame of Tara, Park Appeal, Park Express, Give Thanks, Jet Ski Lady, Lush Lashes, Alexander Goldrun, Pleascach, Saoirse Abu, Polonia, Priory Belle, Noora Abu and Ivyanna were also trained here.

Over a career that has yielded approximately 2,900 winners, Bolger's influence has shaped bloodlines, inspired generations, and elevated Irish racing on the world stage. To own Glebe House is to take the reins of that living legacy to become part of a story that has inspired trainers, breeders, and owners across the globe. This is more than a property: it is a landmark of Irish racing, a place where heritage and excellence meet, and an opportunity that is unlikely to come again.







## LOCATION

Glebe House is situated in a most tranquil and picturesque setting at Coolcullen, close to the Carlow –Kilkenny border. It enjoys a convenient location within easy reach of Carlow Town (approximately 18km), Castlecomer (approximately 8km), and Kilkenny City (approximately 17km), with excellent access to the M9 motorway linking Dublin and Waterford. The Curragh is approximately 50 minutes and Dublin is accessible in 1 hour 30 minutes

The setting combines seclusion and privacy with accessibility, making it ideal for a large-scale training enterprise or private residential use.

Springtime



Dawn Approach One of 5 Dewhurst Winners Trained at Glebe House.



Jackie & Jim Bolger with Poetic Flare - Champion Miler in Ireland and France 2021



Hail, Rain or Snow





## DESCRIPTION

Glebe House represents a once-in-a-generation opportunity to acquire one of Ireland's most storied training establishments a property synonymous with the name J.S. Bolger, the two-time Champion Trainer whose achievements have defined Irish racing for over four decades.

From this extraordinary base, Bolger developed a world-renowned training operation that combined traditional horsemanship with scientific precision and relentless discipline. Over the course of his career, he has trained approximately 2,900 winners, including two world champions (St. Jovite & New Approach), multiple Classic and Group 1 champions such as Teofilo, Dawn Approach, Trading Leather and Poetic Flare, horses that carried Jackie Bolger's famous colours and uncompromising standards to the very pinnacle of the sport.

In addition to his achievements on the flat, he has trained multiple national hunt winners - including 2 Irish Champion Hurdle winners and four champion four year olds.

Every element of Glebe House bears the imprint of that philosophy: the gallops designed for stamina and balance, the yards planned for efficiency and care, and the facilities that have produced winners across generations. The property stands today not only as a first-class training complex, but as a living monument to a career built on vision, integrity, and enduring success.



A living monument to a career built on vision, integrity, and enduring success.

# GLEBE HOUSE



Glebe House is a gracious three-storey over-basement period residence set well back from the road and approached via a recessed entrance with electric gates. A sweeping gravel driveway winds through lawns and mature beech trees to the front of the house, setting a tone of quiet elegance and privacy. The interior has been tastefully decorated by Jackie Bolger, creating a refined and welcoming home finished to the highest standard throughout.

The residence extends to approximately 694 sq. m (7,470 sq. ft), excluding the basement, and retains all of its fine period features, including high ceilings, decorative cornices, and original marble fireplaces. The ground floor accommodation comprises a number of beautiful reception rooms, including a formal drawing room, dining room, library, and conservatory each filled with light and character. These are complemented by a warm and inviting kitchen with an adjoining sunroom that overlooks the gardens.

Upstairs, there are six spacious bedrooms, all of which are en suite, offering comfort and convenience. The basement level comprises wine cellar and several rooms currently used as offices and for ancillary purposes connected to the management of the estate.



## RECREATIONAL BUILDING

Adjacent to the main house is a substantial recreational building that adds significantly to the amenity of the property and extends to a floor area of circa 305 sq. m (3,288 sq. ft). The ground floor provides a large dining area, canteen, and fully functional kitchen, together with toilets and shower facilities. The first floor comprises two ensuite bedrooms, a kitchen, and a comfortable living area. This multi-purpose building is ideally suited to a wide range of uses, including staff accommodation, guest quarters, or a leisure and entertainment facility, depending on a purchaser's requirements.

## TRAINING FACILITIES

The training facilities at Glebe House are among the most comprehensive in the country and have been designed to meet the exacting demands of elite racehorse training. The property is divided into several distinct yard areas, each equipped to a very high standard.

**Yard 1** – 84 boxes with automatic water and lighting systems, two spa units, salt-therapy room, 8-unit automatic horse walker, 2 x 10-unit horse walkers, veterinary room, toilets, equine weighing scales, tack room, laboratory, stores, and loading ramp.

**Yard 2** – 17 boxes, 8-unit horse walker, isolation box, feed and machinery barns, treadmill room with office and general stores.

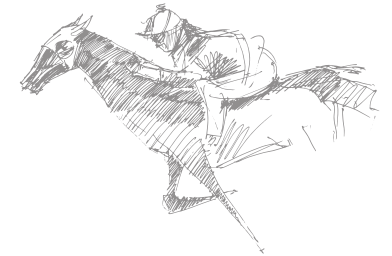
**Yard 3** – 16 boxes, hay barn, and 8-unit horse walker.

**Yard 4** – 32 stables, 10-unit covered horse walker, dungstead, staff apartment, and four-bedroom house (requiring upgrade).

**Isolation Yard** – 9 stables with associated stores.

**The Gallops** are an outstanding feature: a grass gallop, one mile and one furlong sand and fibre gallop, and 7 furlong woodchip gallop, providing unrivalled variety and conditioning options throughout the training season. Every aspect of the complex has been meticulously maintained and designed for functionality, safety, and efficiency.





## LAND

The lands extend to approximately 150 acres and enjoys substantial road frontage. They are all laid out in grass with mature hedgerows and natural boundaries, currently arranged in several well-proportioned divisions. The holding is ideally suited to the property's existing training use and is presently utilised for hay production and grazing. The holding also includes 15 acres of spectacular red oak.

## SERVICES

Private well, Biocycle unit, oil-fired central heating, electric entrance gates, three phase electricity and broadband.

## TITLE

Freehold.

## BER

Glebe House - E1

The Brow - D2

Apartment - B2





## ENQUIRIES & VIEWINGS

Due to the high profile of this property and its ownership, viewings will be strictly by appointment only. Interested parties must provide proof of funds and a solicitor's letter confirming genuine intent to inspect prior to arranging a viewing.

For further information and appointments to view, please contact:

**Paddy Jordan or Clive Kavanagh**

**Paddy:** 00353 87 255 1994

**Clive:** 00353 86 318 8697

### JORDAN AUCTIONEERS

Edward Street, Newbridge,  
Co. Kildare, Ireland.

 +353 (0)45 433 550

 [info@jordancs.ie](mailto:info@jordancs.ie)

 [www.jordancs.ie](http://www.jordancs.ie)

**JORDAN** 

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 2025. PSRA Reg No. 001539. All maps produced by permission of the Ordnance Survey Ireland. License No. AU 0007525 © Government of Ireland.