



**ONE OF THE FAMOUS RACING LODGES ON THE CURRAGH  
A LATE VICTORIAN VILLA ON C. 4.29 ACRES**

**CHERRYFIELD, THE CURRAGH, CO. KILDARE**

**GUIDE PRICE: IN EXCESS OF €500,000**



**PSRA Reg. No. 001536**

## FOR SALE BY PRIVATE TREATY

**Cherryfield, The Curragh, Co. Kildare,  
R56 W954**

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### DESCRIPTION:

Cherryfield is a late Victorian villa on c. 4.29 acres and is one of the famous Racing Lodges built on the Curragh. This charming property was built around the early 1900's and stands on a private mature setting, looking out over the 4,500 acres of the Curragh towards Braveheart Hill. The land is top quality and comes complete with a compact well sheltered paddock to the rear with 3 span hayshed and 27 boxes.

Ideally situated the property is only 5 minutes from the Racecourse and 5 minutes from the M7 at Ballymany (Junction 12) giving direct access to Dublin and its International Airport. With only a few minutes away from the M9 at Kilcullen, giving access to Carlow, Kilkenny and Waterford and within easy access to surrounding towns; Newbridge (3 km), Kilcullen (3 km) and Kildare (4 km).

*“Although the house is in poor condition, this is a unique opportunity to restore it to its former glory”*

### ACCOMMODATION:

**Hallway** 4.03m x 4.02m (13.22ft x 13.19ft)

**Toilet** w.c., w.h.b.

**Dining Room** 5.06m x 3.97m (16.60ft x 13.02ft)  
Fireplace

**Drawing Room** 5.09m x 3.95m (16.70ft x 12.96ft)  
Fireplace

**Kitchen** 3.80m x 3.93m (12.47ft x 12.89ft)

**Pantry**

**Office** 3.30m x 3.09m (10.83ft x 10.14ft)

### UPSTAIRS:

**Bedroom 1** 5.31m x 4.08m (17.42ft x 13.39ft)

**Bedroom 2** 4.01m x 3.02m (13.16ft x 9.91ft)

**Bathroom 1** w.h.b., bath

**Toilet** w.c.

**Bedroom 3** 5.13m x 4.08m (16.83ft x 13.39ft)

**Bedroom 4** 4.20m x 3.17m (13.78ft x 10.40ft)

**Bathroom 2** w.c., w.h.b., bath

**Dressingroom**

### OUTSIDE:

- \* Mainly in lawn with mature timber setting.
- \* 27 loose boxes.
- \* 3 span haybarn.
- \* Paddock with good shelter.

### SERVICES:

Septic tank, alarm, mains water.

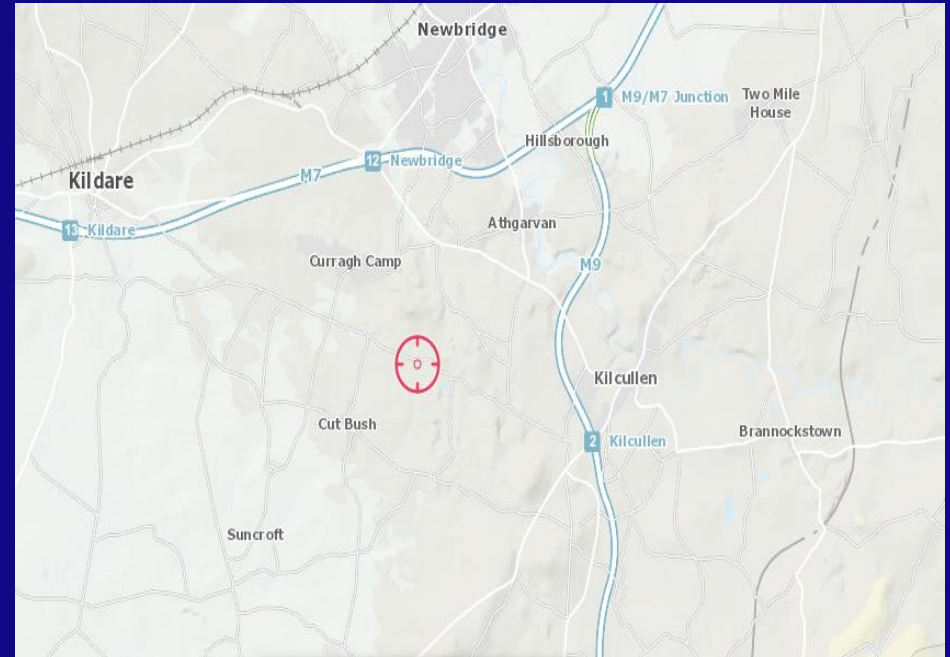
### SOLICITOR:

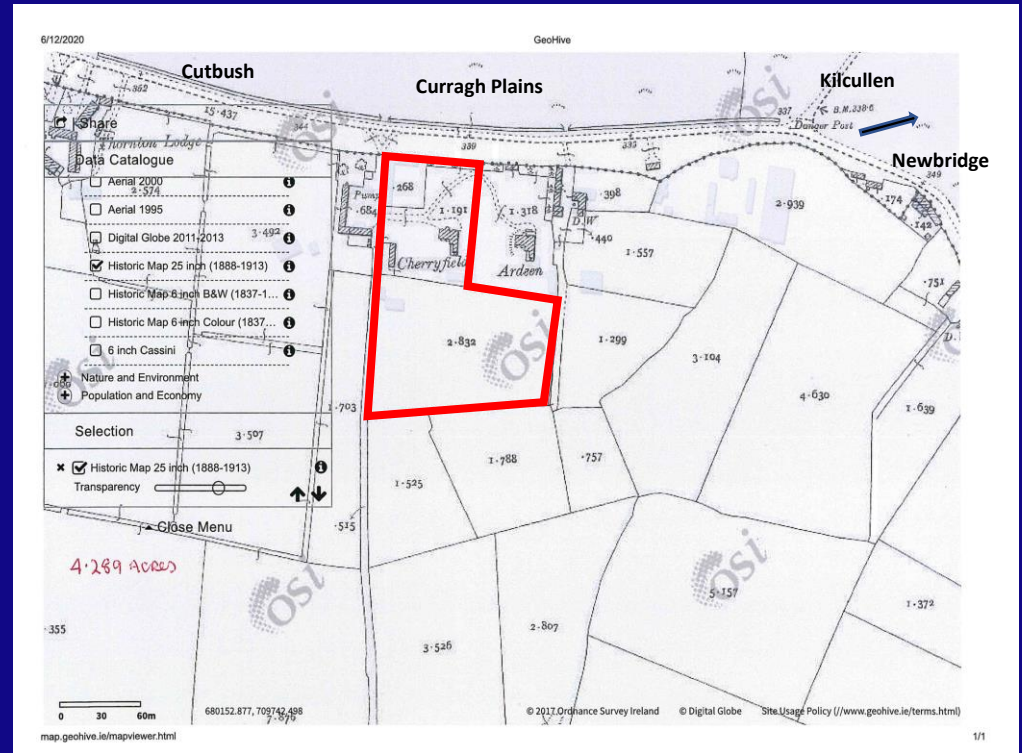
Tom Stafford, Reidy Stafford,  
Moorefield Road, Newbridge, Co. Kildare.

**BER: G**

**BER No: 113122253**

VIEWING STRICTLY BY  
APPOINTMENT





## CONTACT:

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