

Lisney

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FOR SALE

ASHFIELD COURT, BALLYBRITTAS, COUNTY LAOIS ON APPROX. 24.28HA (60 ACRES)

BER G

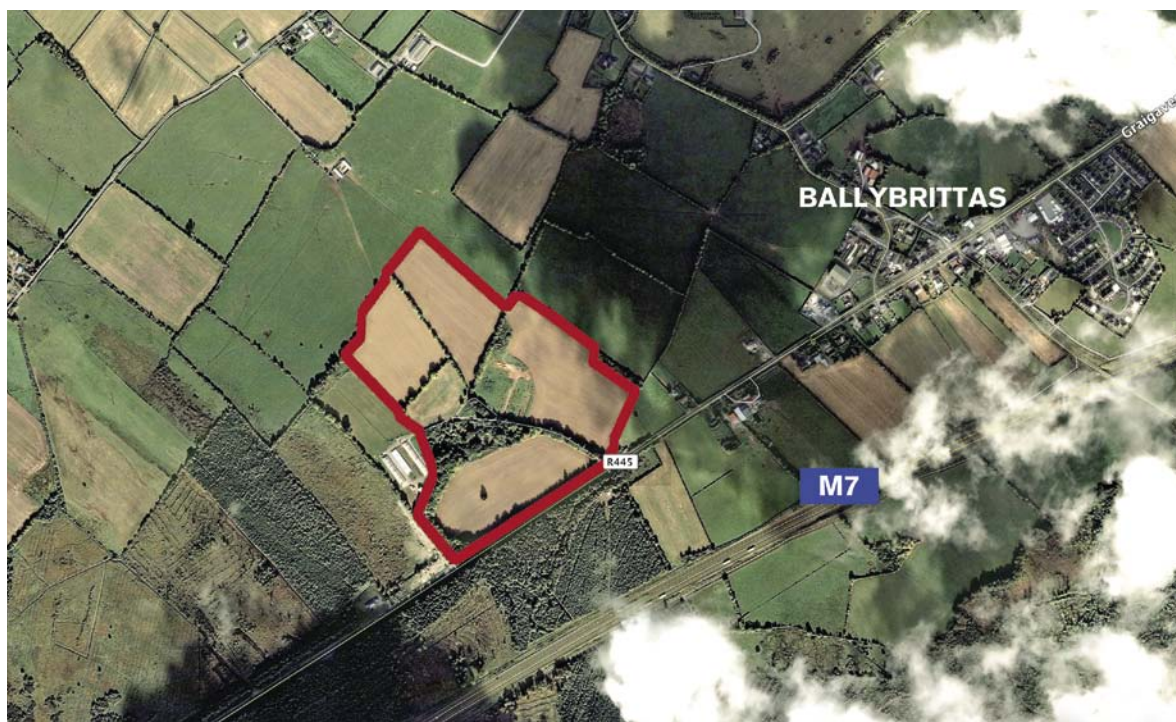


- Well located period house and Gate Lodge situated in the centre of an attractive parcel of farmland.
- House, gate lodge and farm outbuildings are in need of refurbishment.
- The residence extends to approx. 573 sqm (6,169 sqft) internal area and briefly comprises three reception, library, extensive kitchen and scullery areas, three bedrooms in the main house and two self-contained apartments together with extensive outbuildings.
- Approached by an attractive tree lined driveway situated off the main R445 Road approximately 1km from Ballybrittas Main St. and the M7 Motorway.
- Attractive 2 bedroom Gate Lodge in need of refurbishment and contained on the Record of Protected Structures.
- Situated only 40km from the M50 and 60 minutes' drive from Dublin Airport.



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LOCATION

Ashfield Court is situated in a highly accessible location close to the village of Ballybrittas in County Laois approximately 7km West of Monasterevin, 8 km South of Portarlinton and 14 km East of Portlaoise. Ballybrittas is a small crossroads containing a public house, petrol station, shop and a number of residences. The property is situated on the R445 route just north of the M7 Motorway linking Dublin to Cork and Limerick.

This is a rural area with the adjoining lands being in agricultural use, tillage and grazing purposes and the land is of good quality. This is a popular commuting area to Dublin and the outer Dublin suburbs.

Ballybrittas is also situated close to important commuter towns such as Naas, Newbridge and Monasterevin.

DESCRIPTION

Ashfield court is centrally situated on approximately 24.28HA (60 Acres) of agricultural land laid out in 5 fields all in tillage. The house briefly comprises a period dwelling and was constructed in several stages with a main two-storey residence over part basement stores together with a two-storey wing and two storey return. There is a partially walled garden, stone stables and various agricultural outbuildings. The property enjoys substantial road frontage to the R445 with a two storey compact gate lodge which is contained on the Record of Protected Structures and a tree lined driveway leading to the residence.

THE PROPERTY

The residence of Ashfield Court is in need of considerable refurbishment. It extends to approximately 573 square metres (6,169 square feet). The accommodation briefly comprises a spacious entrance hallway with a drawing room on one side and a dining room and library on the other. To the rear of the hall floor there is a kitchen area with an AGA cooker and associated stores, laundry room, wine cellar and pantry. On the first floor, in the main area, there are currently 3 bedrooms and a dressing room together with two bathrooms. The larger bedroom was created previously from 2 bedrooms. With access off the main staircase there are two self-contained apartments.



The first apartment provides a bedroom, bathroom, kitchen and living room while the second apartment provides two bedrooms, bathroom, kitchen and living room with small office and store. Each of the apartments is situated over two levels with an internal staircase.

Outside there are a range of stables and agricultural buildings. The outbuildings are in need of considerable refurbishment. There is also a dilapidated conservatory attached to the main house.

The gate lodge is in poor condition and is boarded up to protect it from further deterioration. It extends to approximately to 53 sqm (570 sqft) gross internal area although Ashfield Court itself is in need of considerable refurbishment, the front reception rooms contained in the original period residence, are in fair condition. The fireplaces are all present in the house and it is well secured and alarmed. The heating system is not currently in use for insurance reasons. The wings of the house to front and rear require refurbishment.

The property benefits from being situated in the middle of its associated land holding resulting in pleasant views over the surrounding fields and is approached by an attractive tree-lined drive way leading to the front parking area adjoined the residence. To the west of the residence there is a partially walled vegetable and flower garden which is now overgrown while to the rear of the residence there are stone stables and other outbuildings which have fallen into disrepair and are in need of considerable refurbishment.

ACCOMMODATION

Ground Floor

| | |
|--|------|
| Main Entrance Hallway 8.6 x 3.35 | 28.8 |
| Front Living Room 5.54 x 7.28 | 40.3 |
| Rear Living Room (connected) 4.79 x 5.28 | 25.3 |
| Dining Room 7.26 x 5.53 | 40.1 |
| Library 6.1 x 4.9 | 29.9 |
| Cloak Room 2.9 x 2.75 | 8.0 |
| Store Room 2 x 2 | 4.0 |
| Laundry Room 4.3 x 3.9 | 16.8 |
| Wine Cellar 1.8 x 2.5 | 4.5 |

APPROX. SQM

| | |
|---------------------------|------|
| Kitchen with AGA 5 x 5.45 | 27.2 |
| Scullery One 2.1 x 3.5 | 7.4 |
| Scullery Two 1.9 x 2.1 | 4.0 |

First Floor

| | |
|-------------------------------|------|
| Rear Bedroom One 4.75 x 5.26 | 25.0 |
| Bathroom 2.4 x 5.2 | 12.5 |
| Bedroom Two 4.77 x 5.2 | 24.8 |
| Main Bedroom Three 7.25 x 5.2 | 37.7 |
| Dressing Room 2.6 x 3.4 | 8.8 |
| Bathroom 2.8 x 3.9 | 10.9 |
| Separate w/c 2 x 0.9 | 1.8 |

Apartment One

| | |
|------------------------|------|
| Kitchen 4 x 2.2 | 8.8 |
| Living Room 3.9 x 3.9 | 15.2 |
| Bedroom One 5.45 x 4.9 | 26.7 |

Apartment Two

| | |
|---------------------------------------|------|
| Bedroom One 4.5 x 2.6 | 11.7 |
| Bedroom Two 4.6 x 2.7 | 12.4 |
| Bathroom with w/c, bath whb 1.9 x 2.7 | 5.1 |
| Entrance Hallway 6.2 x 1.4 | 8.7 |
| Living Room 4.3 x 3.5 | 15.1 |
| Office 2.9 x 3.0 | 8.7 |
| Store 2.6 x 2.0 | 5.2 |

Total Approx. Accommodation 573.2 sqm (6,169 sqft)

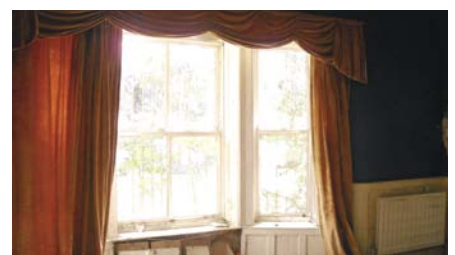
Gate Lodge

| | |
|--|------|
| Entrance 1.0 x 1.9 | 1.86 |
| Main Room 4.1 x 3.6 | 14.7 |
| Living Room with Fireplace 3.9 x 3.5 | 3.6 |
| Staircase leading to Bedroom One 3.8 x 2.9 | 11.0 |
| Bedroom Two 2.0 x 3.8 | 7.6 |
| Bathroom 2.6 x 1.6 with w/c, bath whb | 4.2 |

Approx. Gross Internal Area 53 sqm (570 sqft)

Outside

A range of cut stone courtyard buildings, all of which are in need of refurbishment, extending to approx. 480 sqm (5,166 sqft) approx. gross external ground floor area.



SERVICES

We understand that the property benefits from a septic tank and well water.

TITLE

We understand that the property is held under freehold title. There is an ESB sub-station on the lands.

BER INFORMATION

BER: G.

BER No. 107969263.

EPI: 567.83 kWh/m²/yr.

PRICE

On application.

VIEWING / FURTHER INFORMATION

For further information or to organise a viewing, please contact:

LISNEY

St. Stephen's Green House, Earlsfort Terrace, Dublin 2
Phone No: 01-638 2700

Contact:

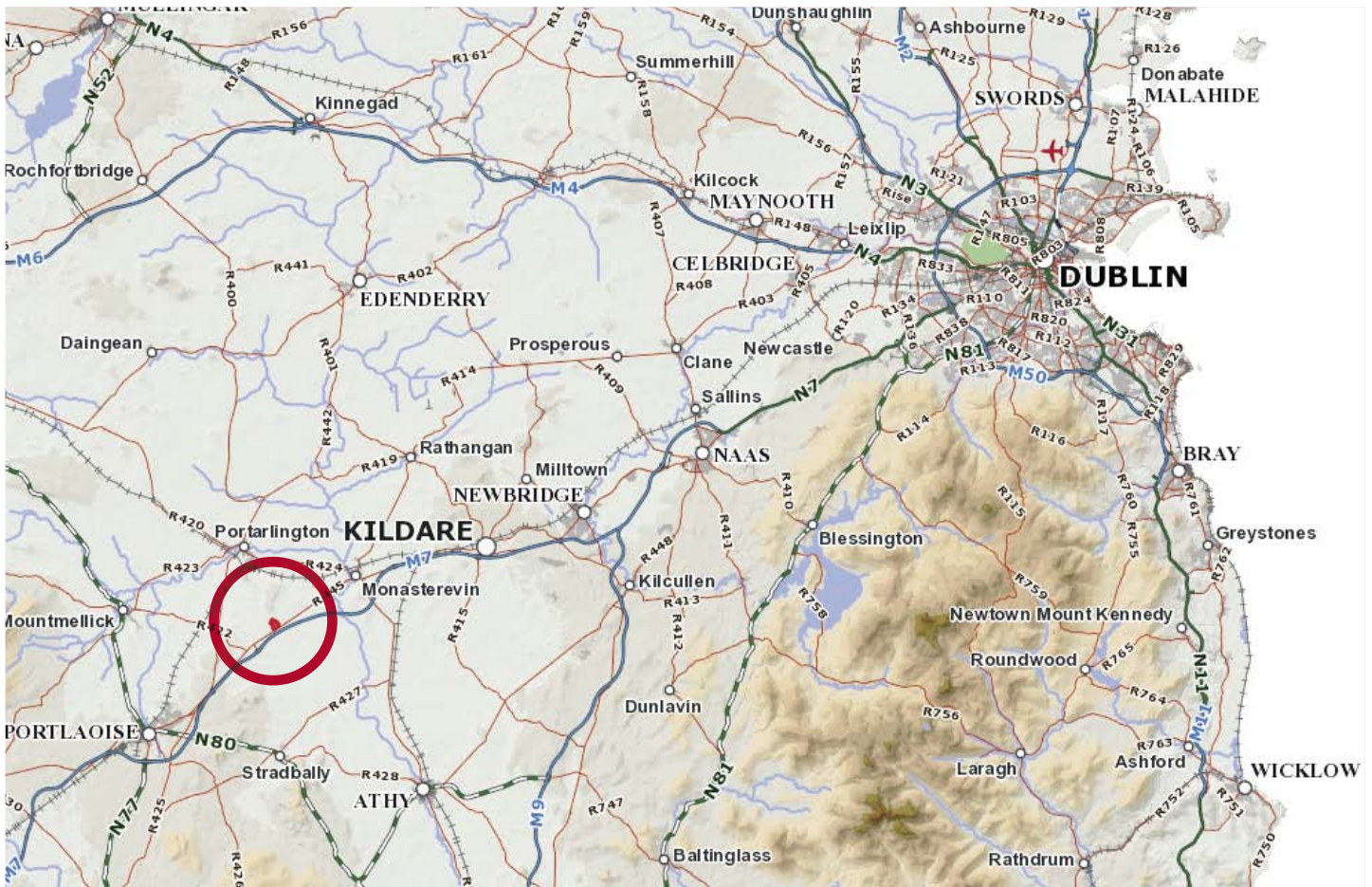
Ross Shorten - rshorten@lisney.com
or

CONWAY AUCTIONEERS

Claregate Street, Kildare, Co. Kildare.
Phone No: 045-522 622

Contact:

John Conway - john@conwayauctioneers.com



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