FOR SALE BY PRIVATE TREATY

THE ADARE EQUESTRIAN CENTRE,
KILDIMO,
CO. LIMERICK

PRICE REGION: €385,000
DESCRIPTION

We offer for sale this detached bungalow along with a former equestrian centre situated on a total site area of c. 4.79 Hectares c. 11.83 acres. This property is strategically located approximately 6 km from Kildimo Village and circa 7 km from Adare Village.

The residence comprises of a four bedroomed detached bungalow with 2 reception rooms, kitchen / dining room. There is also a bathroom and guest W.C. Outside there is a detached garage.

To the left of the property there is a site with circa 60 m of road frontage suitable for another residence subject to the necessary planning permission.

To the rear is the former equestrian centre which comprises of an outdoor sand manege, a double warehouse unit built of block with aluminium roof and cladding. This unit is split with one side comprising of eight stable units, the other open plan. There is also a concrete yard area measuring 18 m x 18 m with access via steel gates. There are two fields which are both rectangular in shape.

This property is for sale in one lot with full vacant possession. Suitable for a number of business opportunities subject to planning permission.


**SPECIAL FEATURES**

Detached  
Double glazed woodgrain PVC windows & door  
4 Bedrooms  
2 Reception Rooms  
Oil fired central heating  
Detached garage  
Warehouse c. 18m x 15m  
Sand manege  
Concrete yard area  
Located mid way between Kildimo and Adare Villages  
Excellent residential / business opportunity  
Two fields both rectangular in shape  
The residence has road frontage of 40 m with further road frontage of c. 60 m with an existing gateway access which may allow for a property to be built subject to the necessary planning permission.

**ACCOMMODATION**

- **Entrance Hall**: Tiled floor. Cloaks closet.  
- **Living Room**: 3.80m x 4.30m Feature stone fireplace with Liscannor hearth. Fitted units. Tiled floor.  
- **Kitchen / Dining Room**: 3.60m x 5.30m Modern fitted kitchen with an array of eye and floor level units. Single drainer stainless steel sink unit with mixer tap. Tiled floor. Plumbed for washing machine. Vented for dryer.  
- **Guest W.C.**: 1.60m x 1.40m Toilet. Wash hand basin. Tiled floor.  
- **Sitting Room**: 4.00m x 3.15m  
- **Bedroom 1**: 2.60m x 3.10m Fitted wardrobes. Tiled floor.  
- **Bedroom 2**: 2.40m x 3.10m Tiled floor.  
- **Bedroom 3**: 3.25m x 3.10m Fitted wardrobes and overhead presses. Tiled floor.  
- **Bedroom 4**: 3.90m x 3.15m Range of fitted wardrobes and overhead presses. TV point. Tiled floor.  
- **Outside**: Walled and natural hedge boundaries.  
- **Garage**: 5.00m x 4.00m Built of block construction  
- **Railed Sandorina area**: 18.0m x 15.0m Large warehouse unit divided in two sections. One section contains eight individual horse space.  
- **Concrete yard area**: 18.0m x 18.0m Accessed via a steel gate leading to the warehouse.  
- **Holding**: The holding also comprises of two plots of land and the entire area comprises of c. 4.79 hectares c. 11.83 acres.
PRICE

€385,000

VIEWING DETAILS

By appointment only

DIRECTIONS

Proceed to Adare Village. At the roundabout take a right turn and follow the road towards Kildimo. Property is on the left-hand side 7km from Adare. Agent sign and Adare Equestrian Centre sign on the property.

Contact Negotiator

Geoffrey de Courcy

Contact Agent

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Disclaimer - These particulars do not constitute an offer or contract. Measurements are approximate and no responsibility is taken for any mis-statement or omission in these particulars, which are for the guidance of intending purchasers only. All negotiations must be done through Property Partners De Courcy O'Dwyer.