



EADESTOWN HOUSE | EADESTOWN, NAAS, CO. KILDARE W91 P6XY

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Eadestown House is a magnificent, restored country residence set on approximately 31 acres of prime Kildare pasture. Combining timeless character with exceptional privacy and superb accessibility, the estate enjoys a tranquil rural setting less than 10 minutes from Naas and within easy reach of Dublin.





THE PROPERTY

Eadestown House is a superb country estate extending to approximately 12.54 hectares (31 acres) of prime Kildare pasture, offering an outstanding combination of privacy, scale and accessibility in a highly sought-after setting. Peacefully positioned in the countryside yet less than 10 minutes from Naas and within effortless reach of the M7, the property delivers the perfect balance of rural seclusion and modern convenience.

At its centre stands a beautifully restored period residence extending to approximately 371.8 sq. m (4,000 sq. ft), complimented by a charming, detached lodge of approximately 119 sq. m (1,280 sq. ft). Mature landscaped grounds, quality grazing lands and excellent equestrian facilities complete a compelling lifestyle and residential offering.

The estate is offered for sale in one or more lots, providing flexibility to suit a wide range of purchasers.

DESCRIPTION

Eadestown House has been comprehensively restored and upgraded to create a comfortable and well-proportioned family home while retaining the character and presence of a traditional country residence. The accommodation is arranged over several levels, offering excellent flexibility for modern family living and entertaining.

The main entrance opens into a bright and spacious reception hall, centred around a striking staircase rising to the upper floors. Natural light is drawn through the space by a large rear window overlooking the gardens. To either side of the hall are the formal drawing room and dining room, both generously proportioned with high ceilings, dual aspects and feature fireplaces, providing elegant yet practical reception spaces.

At first floor level, the accommodation is arranged around three double bedrooms. The principal bedroom enjoys open views across the surrounding countryside and includes a walk-in wardrobe and ensuite bathroom. The remaining two bedrooms on this floor each benefit from ensuite shower rooms, while a well-appointed family bathroom completes the level. The second floor provides a further double bedroom together with a large recreation room, suitable for a variety of uses and capable of conversion to an additional bedroom if required, along with a bathroom.

The lower ground floor forms the everyday living hub of the house. The kitchen is both functional and welcoming, incorporating traditional features including a Stanley range cooker and offering direct access via double doors to a paved patio area, ideal for outdoor dining. Adjacent to the kitchen is the family room, a comfortable and informal living space with an open fireplace. To the rear of the house, a well-positioned sunroom enjoys views across the gardens and provides a bright and tranquil room for year-round use.







Life is

cheap





GARDENS & OUTSIDE

The residence sits comfortably within its grounds, which have been carefully landscaped to provide privacy, shelter and attractive outdoor spaces. The property is approached through electric gates, with mature hedging and established planting defining the boundaries. The gardens include a variety of specimen trees, shrubs and a water feature, creating a secluded and peaceful setting around the house.

Equestrian facilities are well laid out and include an enclosed stable yard comprising five stables, with separate access from the public road. The surrounding lands extend to approximately 12.54 hectares (31 acres) of well-sheltered grazing pasture, divided into large paddocks with stud railing. There is excellent access to all paddocks and further potential to expand or adapt the facilities, subject to requirements.

THE LODGE

The detached lodge house is located within the yard area and benefits from its own independent access. The accommodation includes a living room, kitchen/dining area, three bedrooms (two ensuite) and a main bathroom. The lodge is suitable for a range of uses including guest accommodation, caretaker's residence or ancillary family accommodation.

LOCATION

Eadestown House enjoys an exceptional and highly strategic setting just 6km from Naas, placing a superb range of urban amenities within minutes of the property. One of the region's most sought-after commuter towns, Naas offers an excellent selection of boutiques, supermarkets, restaurants, schools and leisure facilities, while Dublin City Centre is just 32km away.

Connectivity is superb. The nearby N7/ M7/ motorway network which along with the N81 provides fast, direct access to Dublin, the M50 and the south and southwest, making this an ideal location for commuters and those seeking effortless regional travel. Dublin Airport is also easily accessible, ensuring excellent national and international connectivity.

The area is renowned for its strong equestrian and sporting heritage. Punchestown Racecourse and The Curragh — two of Ireland's premier racing venues — are both within easy reach, while the surrounding countryside is home to leading training yards, stud farms and scenic riding routes.

A wide choice of highly regarded primary and secondary schools are available in Naas and the surrounding area, while the nearby village of Eadestown offers a welcoming rural community set within attractive rolling countryside.

Approximate Distances:

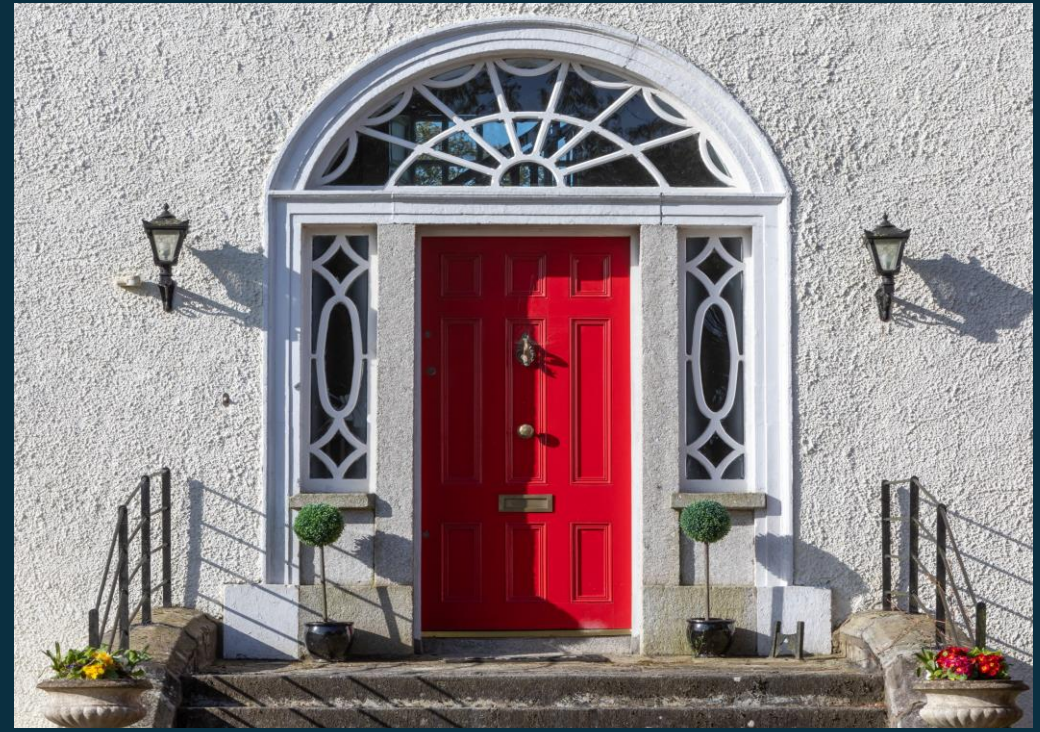
- Naas: 6 km
- Newbridge: 14 km
- Blessington 7km
- Kildare Town & Kildare Village: 18 km
 - Dublin City Centre: 32 km
 - M50 Motorway: 28 km
 - Dublin Airport: 45 km
- Punchestown Racecourse: 6 km
 - The Curragh: 14 km



SPECIAL FEATURES

- ❖ *Exceptional country estate extending to approx. 12.6 hectares (31.2 acres)*
- ❖ *Beautifully restored period residence extending to approx. 371.8 sq. m / (4,000 sq. ft)*
- ❖ *Detached lodge residence extending to approx. 119 sq. m (1,280 sq. ft) with independent access*
- ❖ *Mature landscaped gardens with electric gated entrance*
- ❖ *Superb equestrian facilities including enclosed yard with five stables*
- ❖ *Quality grazing lands divided into large paddocks with stud railing*
- ❖ *Private well water supply and septic tank drainage*
- ❖ *Oil-fired central heating to main residence*
- ❖ *Peaceful rural setting just 6km from Naas*
- ❖ *Excellent connectivity to N7/M7 motorway network and Dublin City*
- ❖ *Convenient access to Dublin Airport*
- ❖ *Close to Punchestown, The Curragh and Naas Racecourses*
- ❖ *Offered for sale in one or more lots*







A

B

FLOOR PLANS

MAIN HOUSE

LODGE HOUSE



SALE LOTS

The property is offered for sale in one or more lots, as follows:

Lot 1:

The main residence together with the yard and Lodge, set on approximately 10 acres.

Lot 2:

Approximately 21 acres of adjoining agricultural lands.

Lot 3:

The entire holding, extending to approximately 31 acres, comprising the residence, yard, lodge and lands.

TECHNICAL INFORMATION

Sale Method: Private Treaty

Tenure: Freehold

BER: *Main Residence:* BER Exempt | *Lodge House:* BER C3 (BER No. 117313262, EPI: 218.31 kWh/m²/yr)

Services: Mains electricity, oil-fired central heating, septic tank drainage, private well water supply.

Fixtures & Fittings: Fitted carpets, curtains and integrated items included.

Viewing: Strictly by prior appointment with sole selling agents.

Contact: *Liam Hargaden* FRICS, FSCSI or *Clive Kavanagh* MRICS, MSCSI

