

**Coonan**  
PROPERTY

Baldonnell  
Business Park

Greenogue  
Logistics Park

R120

Dublin M50

N7

Tay Lane

Rathcoole

Naas



Tay Lane, Rathcoole, Co. Dublin  
on approx. 30.14 acres (12.20 ha)



# RED LODGE

- A character filled residential stud farm on approx. 30.14 acres (12.20 ha) of prime Co. Dublin land offering significant future development potential. The lands are zoned in the South Dublin County Development Plan, 2022 – 2028.
- Prime location ideally positioned between the vibrant villages of Rathcoole and Newcastle, just 1 km from the N7 and within easy reach of Dublin City Centre.
- Substantial detached residence approx. 3,350 sq.ft (311 sq.m). A charming two-storey, four-bedroom farmhouse offering spacious and versatile living accommodation
- Private gated entrance with driveway set amidst mature trees and gardens, expansive lawns and a delightful fruit tree orchard.
- Purpose-built equestrian yard featuring 18 loose boxes, a 5-bay hayshed with leanto, a tack room and feed house
- Professionally constructed all-weather gallops, ideal for year-round training.

**For Sale by Private Treaty**  
**Price on Application**

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## The Property

The subject property consists of a detached 2 storey 4 bedroom town house & yard with associated buildings on approximately approx. 30.75 acres (12.44 ha) and forms part of folios DN11379 and DN86529F.

The lands are presently laid out in 5 divisions and the majority of the property is made up of mature hedgerows and is well defined. Presently access to the property is from a public road (Tay Lane/L603) which fronts the western boundary.

To the exterior, an equestrian yard accompanies the house and includes a walker, tack room, feed house, 18 loose boxes, 5 bay hayshed and leanto. Plus a professionally constructed all-weather gallops, ideal for year-round training.

The property is located south of Greenogue Business Park and adjoins Greenogue Logistics Park, a well-established, modern business/logistics location approximately 1km from the Rathcoole interchange, providing direct access to the Naas Road (M7).

The N7 provides a direct link to the M50 motorway, with Junction 9 at the Red Cow roundabout less than 10 minutes drive away. The M50 is the principal orbital route for Dublin city and connects directly to Dublin Airport (approx. 30 minutes) and Dublin Port (approx. 35 minutes) via the Port Tunnel.

The lands are zoned in the South Dublin County Development Plan 2022 - 2028 with the following objective: RU – to protect and improve rural amenity and to provide for the development of agriculture.

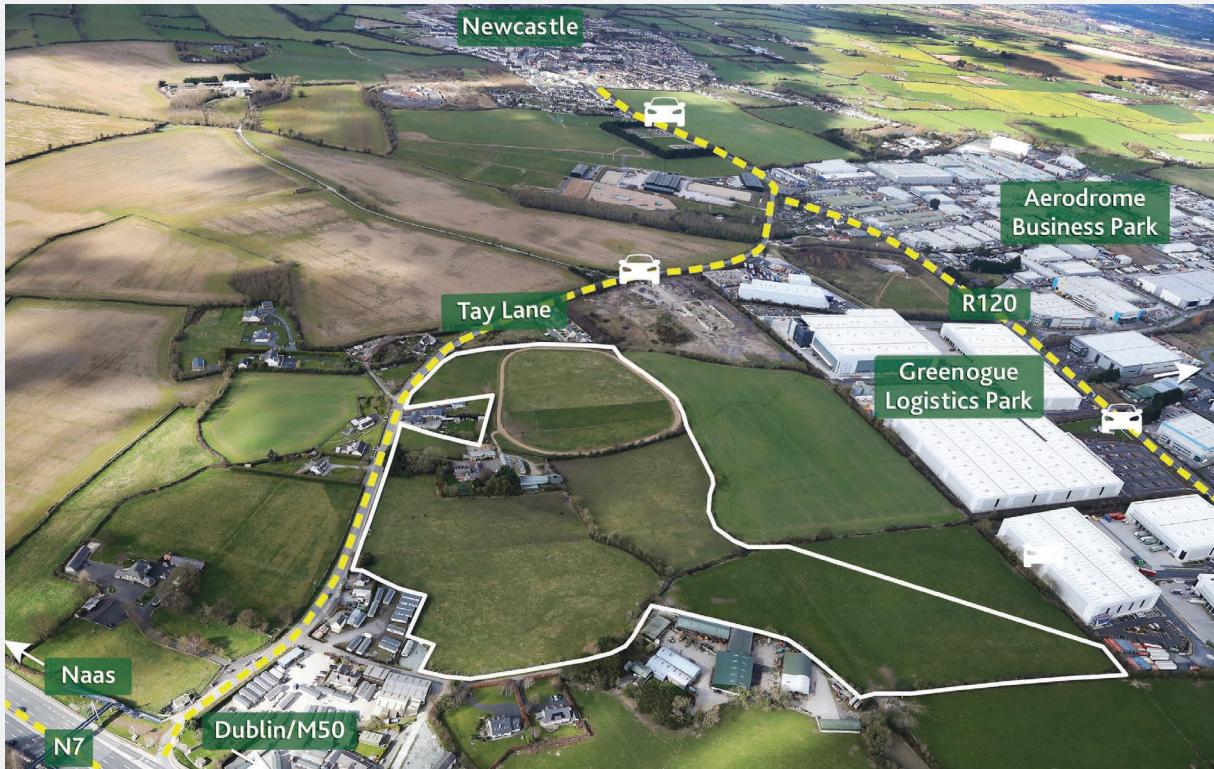
## Zoning

The lands are zoned in the South Dublin County Development Plan 2022 - 2028 with the following objective: Objective RU – to protect and improve rural amenity and to provide for the development of agriculture.

## Location

The property is located to the northern side of Rathcoole village and south of Greenogue Business Park and Greenogue Logistics Park, a well-established, modern business/logistics location approximately 1km from the Rathcoole interchange, providing direct access to the Naas Road (M7).

The N7 provides a direct link to the M50 motorway, with Junction 9 at the Red Cow roundabout less than 10 minutes drive away. The M50 is the principal orbital route for Dublin city and connects directly to Dublin Airport (approx. 30 minutes) and Dublin Port (approx. 35 minutes) via the Port Tunnel.



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## **Accommodation Main Residence**

The accommodation includes an entrance hallway, kitchen, sunroom, drawing room, dining room, bedroom, all of which are located on the ground floor, 2 bedrooms upstairs, & family bathroom.  
The heating is provided by an Aga and oil fired central heating.

### **Entrance Hallway**

1.50m x 8.90m

Tiled and carpeted includes front porch.

### **Hallway**

1.86 x 7.2 0

Fully carpeted and skylight.

### **Hallway**

3.06m x 1.96m

### **Kitchen**

4.15m x 7.94m

Tile floor fitted floor and wall unit, breakfast bar including sink, AGA stove and extractor fan.

### **Bathroom**

1.8m x 1.0m

Wc and whb.

### **Dining Room / Lounge**

4.1m x 9.91m

Carpet , cornice and sliding partition door.



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## **Accommodation Main Residence**

### **Stairs and Landing**

2.57m x 3.14m

### **Bedroom One**

4.39m x 4.74m

Fitted wardrobes, carpet, en suite including shower wc, whb, floor and wall tiles.

### **Bedroom Two**

4.72m x 5.86m

Carpet, fitted wardrobes and feature bay windows.

### **Master En Suite**

3.45m x 1.70m

Tiled floor and wall.

### **Vanity Room**

1.2m x 2.34m



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## **Accommodation Original House**

### **Bedroom One**

4.85m x 4.14m

Fireplace and bay window.

### **Bedroom Two**

4.27m x 5.60m

Fireplace bay window

### **Family Bathroom**

2.07m x 2.50m

Whb, wc and shower.

### **Reception Room**

5.15m x 4.95m

Fireplace, Bay window, French doors leading to sunroom carpet floor and coving.

### **Scullery**

4.24m 3.52m

Window and storage cupboards.

### **Kitchen**

5.35m x 4.88m

Window and fireplace.

### **Secondary Kitchen Area (Servicing yard)**

5.72m x 8.50m

Flagstone floor and external hallway.

### **Sunroom**

5.71m x 4.31m

Fully tiled terracotta floor, dual access to main residence and French doors to rear garden.



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## Additional Information

### Services

Mains water connected to the house  
and a septic tank.  
Fully alarmed

### Items included in sale

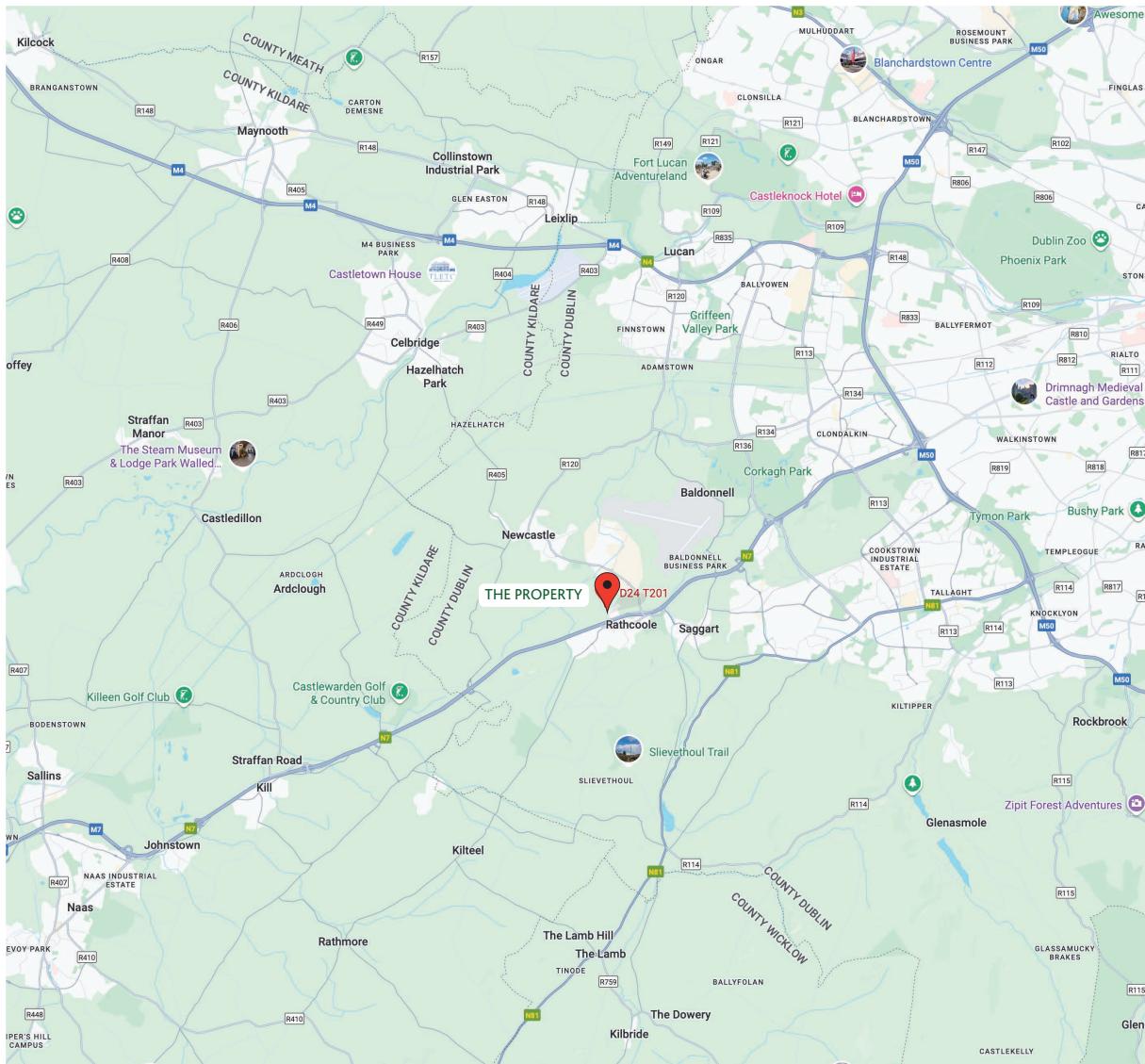
All carpets, curtains, integrated kitchen appliances  
and selected items of furniture.



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**FLOOR PLANS**  
 Dtached residence  
 approx. 3,350 sq.ft (311 sq.m).



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PROPERTY

## DIRECTIONS

Eircode: D24 T201

## BER RATING

BER E2

## VIEWING

By prior appointment at any reasonable hour.

## METHOD OF SALE

The subject property is offered for sale by Private Treaty.

## SOLICITOR

Reidy Stafford LLP,  
2/3 Moorefield Terrace, Newbridge, Co. Kildare.  
T: 045 432 188

## CONTACT INFORMATION

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