

**FOR SALE**

By Private Treaty



**Clonmoyle House, Clonmoyle West, Rathangan, Co. Kildare**  
**R51 W521**

**GUIDE PRICE: €875,000**



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c. 2,992 Sq.Ft.



**JORDAN** 

## CHARMING 5 BEDROOM PERIOD RESIDENCE ON C. 13.34 ACRES

Jordan Auctioneers are delighted to present this exquisite period country residence to the market.

The property is approached through a recessed stone entrance with electric gates, opening onto a tree-lined avenue that leads gracefully to the residence. The house is set amidst beautifully manicured and landscaped gardens, with an array of mature flowers beds, shrubs and trees providing a picturesque and tranquil setting. To the rear of the property there is a hardcore tennis court, while a paddock to the front slopes gently towards the road, enhancing the rural charm of the setting.

To the rear of the residence there is a woodchip paddock and yard area incorporating barns, tack room and eleven stables, storeroom and garage together with an adjoining c. 10 acre field, making the property particularly suitable for those with equestrian interests.

This impressive home c. 2,922 sq.ft. retains many attractive period features, including sliding sash windows, while modern comforts include oil-fired central heating and a traditional four-oven Aga cooker.

Upon entering the main residence, a welcoming entrance hall with oak flooring sets the tone for the accommodation within. To one side is a bright dual-aspect sitting room featuring window shutters, wooden flooring, marble fireplace and double doors leading to a conservatory with wood panel ceiling, offering beautiful views of the surrounding gardens.

On the opposite side of the hall is the elegant dining room, also dual aspect, with parquet flooring, window shutters and marble fireplace, creating an ideal setting for entertaining.



To the rear of the house lies the kitchen, fitted with units and centered around the four-oven Aga cooker, which opens into a living area with wood panel ceiling and patio doors leading to the rear garden, providing a warm and inviting family space. The ground floor accommodation is completed by a utility room and shower room.

Upstairs there are five bedrooms, four of which feature built-in wardrobes, together with a main bedroom ensuite and family bathroom.

The property enjoys a peaceful countryside setting, offering a tranquil retreat away from the hustle and bustle of everyday life, while remaining conveniently located just 4 km from Rathangan, where a range of schools, shops and pubs are available.

The surrounding towns of Rathangan (c. 4 km), Monasterevin (c. 6.5 km), Kildare Town (c. 12 km) and Newbridge (c. 18 km) provide an excellent range of shopping, dining and entertainment facilities, including Tesco, Dunnes Stores, Lidl, Aldi, Penneys, TK Maxx, Woodies and DID Electrical, together with the Whitewater Shopping Centre, which features over 75 retail outlets, food court and cinema. The renowned Kildare Village Outlet Shopping Centre is also within easy reach, offering designer shopping at discounted prices.

The area benefits from excellent transport infrastructure, with Monasterevin Train Station providing a regular commuter rail service to Dublin City Centre along with the commuter rail and Intercity service from Kildare Station, while the M7 Motorway is accessible at Junction 14, approximately 9 km away, ensuring convenient connectivity to the capital and beyond.



## Accommodation

**Entrance Hall (24.28ft x 6.89ft) 7.40m x 2.10m**

**Sitting Room (16.73ft x 14.44ft) 5.10m x 4.40m**

wooden floor, coving, marble fireplace, dual aspect, window shutters, double doors leading to:

**Conservatory (18.04ft x 10.50ft) 5.50m x 3.20m**

tiled floor, shelving, wall lights.

**Dining Room (16.40ft x 14.76ft) 5.00m x 4.50m**

marble fireplace, parquet floor, coving, dual aspect and window shutters.

**Kitchen (18.37ft x 14.11ft) 5.60m x 4.30m**

4 oven oil Aga cooker, tiled floor, gas hob, built in ground and eye level presses, extractor, plumbed, s.s. sink unit, tiled surround, wood panel ceiling, recessed lights, breakfast bar and open plan to:

**Living Room (20.34ft x 20.34ft) 6.20m x 6.20m**

tiled floor, wood panel ceiling, shelving, recessed lights, breakfast area and patio door leading to rear garden.

**Utility Room (14.76ft x 11.81ft) 4.50m x 3.60m**

including Shower Room with s.s. sink unit.

**Shower Room**

recessed lights, wet room shower, w.c., w.h.b., heated towel rail, tiled floor and surround.



## First Floor

### Landing

wooden floor and window shutters.

### Bedroom 1 (15.09ft x 12.47ft) 4.60m x 3.80m

with window shutters, cast iron fireplace and walk-in wardrobe.

### En-suite

w.c., w.h.b., bath, fully tiled floor and walls.

### Bedroom 3 (14.44ft x 8.86ft) 4.40m x 2.70m

with built in wardrobes and window shutters.

### Bedroom 4 (10.83ft x 7.55ft) 3.30m x 2.30m

with range of built in wardrobes and vanity w.h.b.

### Bedroom 5 (14.76ft x 11.81ft) 4.50m x 3.60m

with vanity w.h.b., shelving and window shutters.

### Shower Room

w.c., w.h.b., electric shower, fully tiled floor and walls.







## Features

- Substantial period residence with c. 2,992 sq.ft. standing on c. 13.34 Acres
- Approached through electric gates to mature tree-lined avenue
- Situated in a nice quiet tranquil setting
- Set amid manicured landscaped gardens with a profusion of colour
- Selection of outbuildings
- Rathangan (4 km), Monastervin (6 ½ km), Newbridge (18 km), Kildare (12 km)

## Outside

Approached through a recessed entrance with electric gates to a tarmacadam tree lined avenue leading up to the residence. The house is set in a mature setting with a sweeping gravel drive, gardens laid out mainly in lawn and enclosed by mature trees and hedges with a profusion of colourful flower beds, offering wondering colour and a beautiful tranquil setting. Also outside there is a tennis court, raised wooden deck and paved patio area. There is also a separate detached garage measuring 10.7 x 4.1 with electricity. To the rear there are two 3 span sheds with lean-to's incorporating 11 boxes, storeroom and a feed house with concrete floors and walls. The land is laid out in 3 divisions all in grass with good frontage and a separate all-weather paddock.

## Services

Well water, septic tank drainage, electricity, oil-fired central heating.

## Negotiator | Liam Hargaden

T: 045 433550 E: [liam@jordancs.ie](mailto:liam@jordancs.ie) W: [www.jordancs.ie](http://www.jordancs.ie)

## Viewings

Strictly by prior appointment only



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