



CME

Mount Prospect Stud

Rathangan, Co. Kildare

ON APPROX. 112 ACRES (45.3 HA) IN LOTS

Coonan
PROPERTY



Mount Prospect Stud

Rathangan, Co. Kildare

ON APPROX. 112 ACRES (45.3 HA) IN LOTS

A prominent residential stud farm

- A prominent residential stud farm extending to approximately 112 acres (45.3 ha) (available in lots) in the heart of County Kildare, Ireland's premier thoroughbred breeding region.
- The property enjoys a highly convenient location near Rathangan, Co. Kildare, with excellent access to the M7 motorway, Dublin Airport, leading racecourses and some of Ireland's most prestigious stud farms.
- The lands comprise approximately 112 acres of quality agricultural land with well-fenced paddocks surrounding the yard.
- Mount Prospect is a distinguished Georgian country residence offering elegant family accommodation together with mature gardens, extensive lawns and established trees which create a private and picturesque setting
- The residence is approached through impressive grounds that have been meticulously maintained over many years and have successfully hosted large private events, reflecting both the scale and presentation of the property.
- The farm includes a traditional courtyard yard with approximately 15 loose boxes, foaling accommodation, traditional stone outbuildings, feed and storage facilities, machinery sheds and secure yard areas.
- Additional equestrian facilities include well-fenced paddocks, extensive farm storage and flexible accommodation suitable for a variety of breeding, equestrian and agricultural enterprises.

Location

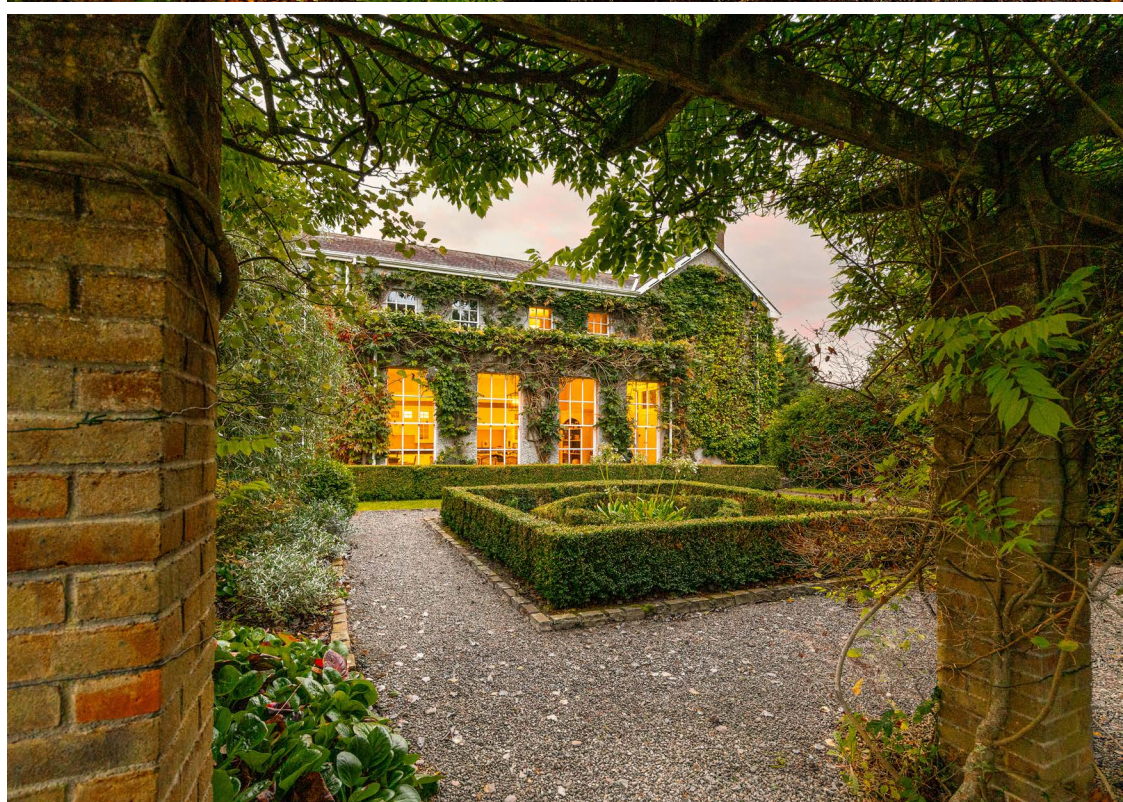
Mount Prospect Stud enjoys a highly convenient location near Rathangan, Co. Kildare, at the centre of Ireland's thoroughbred industry. Situated within easy reach of many of the country's leading racecourses, stud farms and equestrian facilities.

County Kildare has long been recognised as the home of Irish thoroughbred breeding and racing, with a concentration of world-renowned stud farms, training establishments and equestrian facilities. Mount Prospect Stud benefits from close proximity to the Irish National Stud, The Curragh Racecourse, Punchestown Racecourse and Naas Racecourse, together with excellent access to the national road network via the M7 motorway.

The property's location provides straightforward access to Dublin Airport, making international travel and bloodstock transport highly convenient. Kildare Town, Kildare Village and Newbridge are all within a short drive and provide a wide range of retail, hospitality and professional services.

Nearby thoroughbred operations include the Irish National Stud, Kildangan Stud, Old Connell Stud, Coolmore Stud and Ballylinch Stud, while the surrounding area is home to many of Ireland's most established breeding and training enterprises.





Accommodation:

Ground floor comprises an impressive entrance hallway leading to a generous drawing room, formal dining room, office, family room and an expansive open-plan kitchen with adjoining pantry and utility room. A striking conservatory, complete with bespoke cabinetry, enjoys impressive views over the surrounding gardens and provides an exceptional space for entertaining.

The first floor offers six spacious bedrooms, including a luxurious principal suite with two walk-in wardrobes and a substantial ensuite bathroom. A second bedroom also benefits from an ensuite, while the remaining bedrooms are served by the main family bathroom.

The upper floor also includes a study, sauna and a versatile sixth bedroom currently configured as a gym.





Lots

Lot 1: The Georgian country house, gardens, yard and associated outbuildings together with approximately 28 acres.

Lot 2: Approximately 84 acres of agricultural land.

Lot 3: Entire Lot

Type of Transaction

Private Treaty

Included in the Sale

All curtains, fitted carpets, and light fittings are included in the sale and will remain with the property. Fixed or plumbed-in appliances and white goods, including cooker ranges, hobs, fridges, freezers, washing machines, and similar items, are also included.

All personal belongings, movable furnishings, equipment (including the horse walker), and machinery are excluded from the sale.



Mount Prospect Stud

Rathangan, Co. Kildare



Floorplans



Mount Prospect Stud

Ground Floor

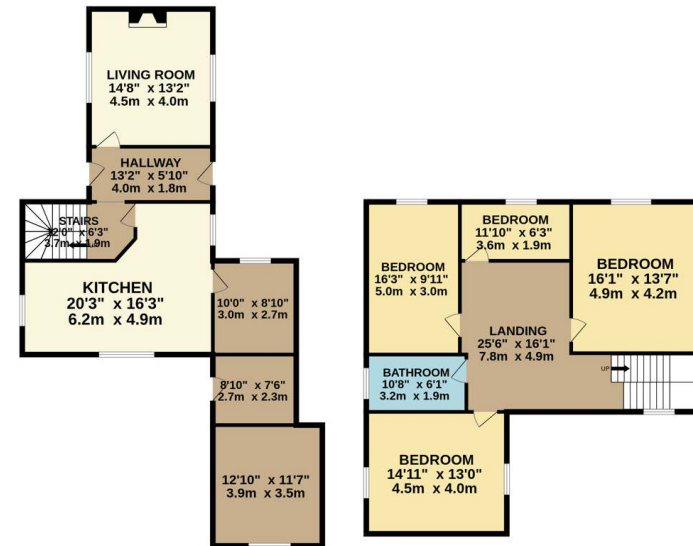
3242 sq.ft (301.2 sq.m.) approx.



Mount Prospect Stud

1st Floor

2901 sq.ft (269.5 sq.m.) approx.



Mount Prospect Stud

Lodge

1879 sq.ft (174.5 sq.m.) approx.





Mount Prospect Stud

Rathangan, Co. Kildare

Property & Lot Details

Downstairs

• Entrance Hallway	7.9m x 3m (Approx.)
• Dining Room	5.4m x 5.3m (Approx.)
• Drawing Room	5m x 5.3m (Approx.)
• Office	5m x 3.2m (Approx.)
• Family Room	5.2m x 4.3m (Approx.)
• Kitchen	8.4m x 9.2m (Approx.)
• Pantry	3.3m x 2.8m (Approx.)
• Utility	4.8 x 3.4 (Approx.)
• Guest WC	3.5 x 2.4 (Approx.)
• Conservatory	5.9m x 9.1m (Approx.)
• Porch	2m x 2m (Approx.)
• Utility Room	3.8m x 3.6m (Approx.)

Upstairs

• Bedroom 1	6.3m x 6.1m (Approx.)
• En-suite	4.1m x 2.7m (Approx.)
• Walk in Wardrobe	4m x 3m (Approx.)
• Walk in Wardrobe	3m x 2.1m (Approx.)

• Bedroom 2	5.9m x 4.9m (Approx.)
• En-suite	1.9m x 2.2m (Approx.)
• Bedroom 3	5.4m x 4.9m (Approx.)
• Bedroom 4	5.2m x 5.8m (Approx.)
• Bedroom 5	4.4m x4.9m (Approx.)
• Bedroom 6/ Gym	4.6m x 5.6m (Approx.)
• Sauna	2.3m x 2.2m (Approx.)
• Study	2.4m x 2.4m (Approx.)

Equine Facilities

- Approximately 15 loose boxes.
- Foaling accommodation.
- Traditional stone outbuildings.
- Feed and storage facilities.
- Machinery and general farm storage.
- Secure courtyard areas.
- Well-fenced paddocks surrounding the yard.

The layout allows for straightforward day-to-day management while offering flexibility for a range of equestrian enterprises.

Additional Information:

Gardens & Grounds:

The residence is surrounded by mature gardens, established trees and extensive lawns which enhance the setting of the house and provide excellent shelter.

The grounds have been carefully maintained over many years and offer a balance of formal garden areas and practical open space. The property has previously hosted large private events, reflecting both the scale and presentation of the grounds.

Services

Oil-fired central heating.
Underfloor heating throughout the ground floor.
Mains water supply.
Septic tank.
Mains electricity.

BER: D1

Viewing

By appointment only.

Directions:

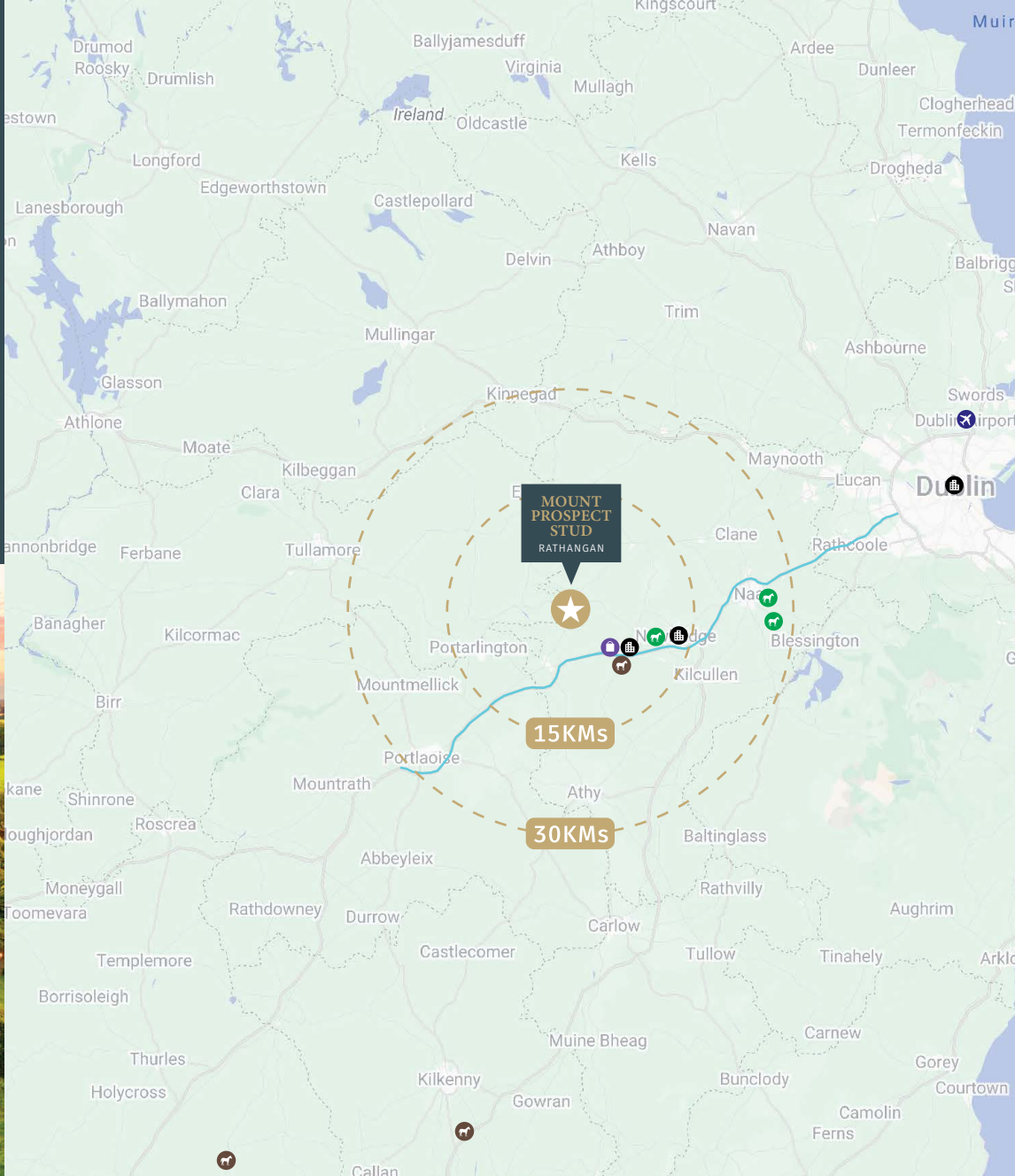
Eircode: R51 X337



MOUNT PROSPECT STUD

RATHANGAN, CO. KILDARE

Peacefully located in the heart of Ireland's thoroughbred country, Mount Prospect Stud enjoys a prime position with excellent access to key amenities, major transport links, renowned stud farms, racecourses and towns.



EVERYTHING WITHIN EASY REACH



MOUNT PROSPECT STUD



DUBLIN AIRPORT 56 KM
via M7 / M50



NAAS RACECOURSE 24 KM
via M7



PUNCHESTOWN RACECOURSE 26 KM
via M7



CURRAGH RACECOURSE 12 KM
via M7



COOLMORE STUD 90 KM
via M7 / M8



BALLYLINCH STUD 75 KM
via M9



IRISH NATIONAL STUD 10 KM
via M7



NEWBRIDGE 14 KM
via M7



DUBLIN 52 KM
via M7



KILDARE TOWN 9 KM
via R401



KILDARE VILLAGE 8 KM
via R401



M7 MOTORWAY 7 KM
via R445

OTHER NEARBY TOWNS

RATHANGAN	3KM
MONASTEREVIN	10KM
MAYNOOTH	38KM
ATHY	28KM
CELBRIDGE	40KM

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