

# WOODSIDE HOUSE

DUNNSTOWN, TWO MILE HOUSE,  
NAAS, CO. KILDARE, W91 H3N1



Magnificent c.669 sq.m. (7,200 sq.ft.) residence on  
c.9.06 Hectares (c.22.4 Acres).

*"Woodside House" is set amid the picturesque rolling Kildare countryside  
in a much sought after location only ¾ mile from Two Mile House village.*

VIEWING STRICTLY BY APPOINTMENT WITH THE JOINT SELLING AGENTS



BER C1

FOR SALE BY PRIVATE TREATY



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Woodside House is approached by a winding gravel drive through automatic gates to a sweeping cobble loc internal driveway set amid gardens mainly in lawn with tiered rear garden incorporating water feature, paved patio areas, stone walls, walkways and double garage. Adjacent to the residence is a separate access to a gravelled yard with workshop containing c.186 sq.m (2,000 sq.ft.). The house is finished to an exceptionally high specification having been extended and modernised benefiting from sash double glazed windows, oil fired underfloor central heating, internal smart home music system, cherrywood fitted kitchen with granite worktops, 6 reception rooms, 5 bedrooms, 5 bathrooms and large balcony. Extending to c.669 sq.m (7,200 sq.ft.) over 2 floors with an additional c.74 sq.m (795 sq.ft.) of attic rooms the property offers tremendous light fitted accommodation ideal for the modern family which must be viewed to be appreciated.

The nearby towns of Kilcullen c. 3 miles and Naas c. 4 miles offer a wealth of facilities with schools, churches, restaurants, pubs and superb shopping on your doorstep. Easily accessible to a good road and rail infrastructure with the M7 at Junction 8 or 10, M9 at Kilcullen, train service from Sallins and bus route from Naas/Kilcullen road. There is an

extensive selection of sporting activities in the area to include GAA, rugby, soccer, tennis, swimming, canoeing, fishing, hockey, horse riding, leisure centres and racing in Naas, Punchestown and the Curragh.

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## ACCOMMODATION:

**ENTRANCE HALL:** 9.46m x 8.72m

Recessed lights, coving, tiled floor, marble fireplace with cast-iron inset and gas fire, French doors to rear garden.

**TOILET:** 3.6m x 2.53m

w.c., vanity w.h.b., fitted presses, tiled floor, coving and recessed lights.

**T.V. ROOM:**

Dual fronted Boru stove, fitted presses, coving, recessed lights, walnut floor, built-in display unit.

**DININGROOM:** 4.24m x 6.56m

Recessed lights, part tiled and walnut floor, Boru stove and French doors to rear garden.

**KITCHEN:** 8.57m x 6.55m

With large breakfast bar and island unit with granite worktops, coving, Cherrywood fitted ground and eye-level presses, Gaggenau gas and electric hob with hot plate, inset extractor unit, built-in t.v. Gaggenau plate warmer, tiled floor, Gaggenau

microwave, recessed lights, Gaggenau steam oven, Gaggenau electric oven, Hotpoint integrated dishwasher, Carron Phoenix ceramic sink unit. Large walk-in larder unit.

**WALK-IN CLOAKROOM:**

Tiled floor, coving with comms room off including tank and heating manifold.

**SITTINGROOM:** 10.14m x 5.47m

Coving, recessed lights, inset projector in ceiling, marble feature fireplace and two sets of French doors.

**PLAYROOM:** 7.73m x 3.7m

Coving, recessed lights and walnut floor.

**UTILITY:** 3.72m x 2.56m

With built-in presses, s.s. sink unit, plumbed and tiled floor.

**FAMILYROOM:** 4.85m x 3.31m

Oak floor, recessed lights, coving, mahogany fireplace with marble inset and hearth.





## UPSTAIRS:

**MASTER BEDROOM SUITE:** 6.3m x 6.52m  
With coving, recessed lights and fitted headboard. Two walk-in fully fitted wardrobes.

**TOILET:**  
w.c., heated towel rail, recessed lights and vanity w.h.b. and tiled floor.

**ENSUITE:**  
Two vanity w.h.b.'s, with marble top, recessed lights, coving, fully tiled floor and walls, shower, heated towel rail, fitted presses and Jacuzzi bath with t.v.

**UPSTAIRS LIVINGROOM:** 8.7m x 3.3m  
With recessed lights and coving. Off the living there are two bedrooms.

**BEDROOM 2:** 4.4m x 4.23m  
With recessed lights, coving and fitted walk-in wardrobe.

**ENSUITE:**  
w.c., w.h.b., heated towel rail, recessed lights, shower with jets and fully tiled floor and walls.

**BEDROOM 3:** 4.4m x 4.3m  
Coving, recessed lights, fitted walk-in wardrobe.

**ENSUITE:**  
w.c., w.h.b., heated towel rail, shower with jets and fully tiled floor and walls.

**BEDROOM 4:** 5.36m x 4m  
Recessed lights, fitted headboard, walk-in wardrobe fully fitted.

**ENSUITE:**  
Shower, heated towel rail, w.c., w.h.b. and fully tiled floor and walls.

**BEDROOM 5:** 4.93m x 3.35m  
With recessed lights including

**ENSUITE:**  
Shower, w.c., w.h.b., heated towel rail, fully tiled floor and walls.

### ATTIC ROOMS:

**ROOM 1:** 12m x 4.42m  
With oak floor, recessed lights and eaves storage space.

**ROOM 2:** 4.48m x 4.32m  
Oak floor, recessed lights and eaves storage space.

**TOILET:**  
w.c., w.h.b., tiled floor and walls.



# WOODSIDE HOUSE



## OUTSIDE:

Approached by a winding gravel drive leading to electric gates with a sweeping internal cobble lock drive to a forecourt. The gardens are laid out mainly in lawn with tiered rear garden, water feature, double garage, stone walls, paved patio area and

walkways. There is a separate access to a hardcore gravelled yard with workshop c.186sq. (2,000sq.ft). The entire property stands on c.9.06 Hectares (c.22.4 acres) with the land laid out in 3 divisions all in grass with good shelter.

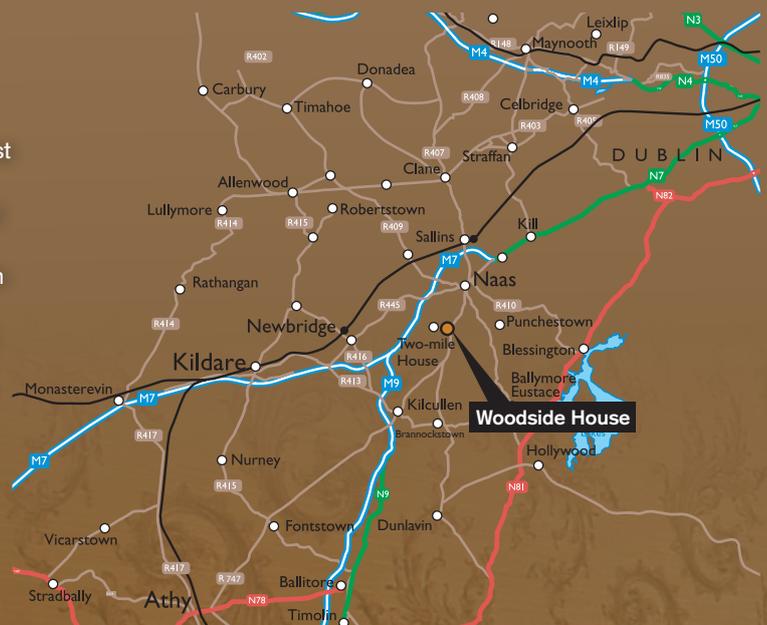
## SERVICES:

Septic tank drainage, oil fired underfloor central heating, electricity, alarm, central music system.

## FEATURES:

- Oil fired underfloor central heating to ground floor and first floor.
- Cherrywood fitted kitchen with integrated appliances and granite worktops.
- Spacious house containing c.695sq.m. (7,200 sq.ft.) with additional c. 74 sq.m. (795 sq.ft.) of attic rooms.
- Standing on c.9.06 Hectares (c.22.4 Acres) laid out in 3 divisions.
- Large workshop c.23.8m x 7.79m with hardcore yard accessed via separate entrance.
- Internal music system.
- 6 receptions, 5 bedrooms, 5 bathrooms.
- Sweeping gravel drive accessed via electric gates.
- Hardwood sash double glazed windows.

**BER C1**



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