



OUTSIDE:

Approached by a recessed entrance through electric gates to a sweeping tree lined gravel drive with a Paddock either side of the avenue. To the front of the residence is a large graveled forecourt set amid landscaped gardens mainly in lawn enclosed by trees and hedges offering a secluded private setting on an elevated site with picturesque views of the surrounding Countryside. To the rear of the residence is a granite patio area off the kitchen on the eastern side and a large limestone patio off the drawingroom to the west side. There is a wooden summer house c.3.4m x 3.1m with electricity and veranda. Also to the rear of the property there is a graveled yard with gates leading to a concrete yard with workshop containing c. 1,120 sq. ft. (c.104 sq. m.) with roller shutter door. Off the workshop is a separate store containing c.960 sq. ft. (c.89 sq. m.) with oil burner and toilet with w.c. and w.h.b. Also to the rear is a separate machinery store.

SERVICES:

Mains water, bio cycle waste water treatment system, electricity, alarm, oil fired heating.

SOLICITOR:

Stephen Maher, The Court, Main Street, Newbridge.



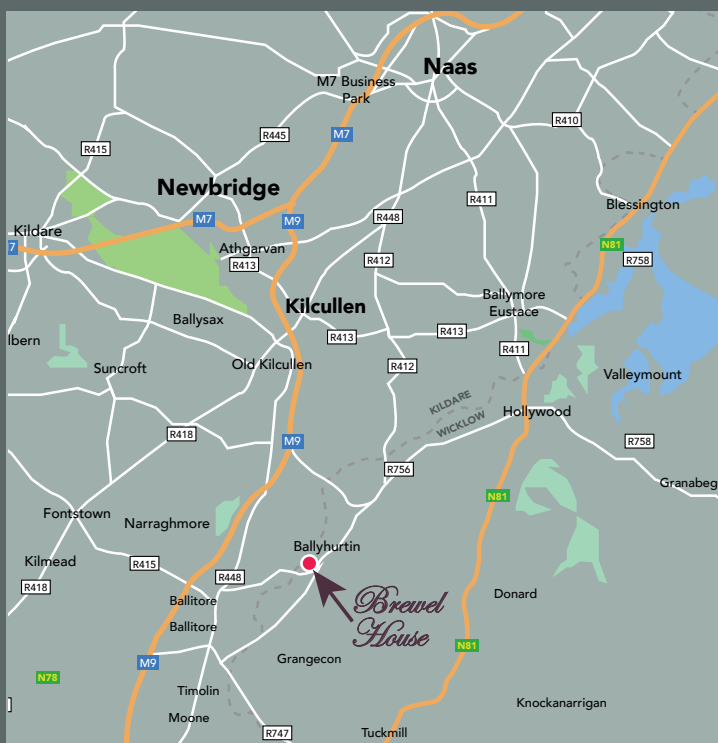


SPECIAL FEATURES:

- Oil fired underfloor heating to ground floor and first floor along with the leisure centre.
- Marvin Architectural double glazed sash windows and French doors.
- Residence c.525 sq. m. (c.5,650 sq. ft.) and leisure facility c.123 sq. m. (c.1,324 sq. ft.)
- 10 ½ ft. ceiling heights on ground floor and first floor.
- C.7 Acres with 2 paddocks.
- Recessed entrance with electric gates.
- 4 bedrooms all ensuite.
- Georgian period style residence built in 2006.
- Feature cream fitted kitchen with granite worktop and two oven AGA cooker.
- Music system to kitchen, drawingroom and reception hall.
- Leisure facility with gym area, sauna and Jacuzzi.

DIRECTIONS:

From Kilcullen proceed down the old Carlow road (R448) approx. 4 miles to the Priory Pub and Restaurant at Kilgowan, turn left and proceed for ½ mile and take the 1st right hand turn. Continue along this road for 1 mile and the property is on the right hand side.



**VIEWING STRICTLY BY APPOINTMENT
WITH SELLING AGENTS**



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FOR SALE BY PRIVATE TREATY

Brewel House

Colbinstown, Kilcullen, Co. Kildare.



*Imposing Georgian Period Style Residence
on c. 7 Acres*



JORDAN 

Auctioneers, Estate Agents &
Chartered Valuation Surveyors

BER C1

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Brewel House



Colbinstown, Kilcullen, Co. Kildare.

"Brewel House" is set amid the picturesque rolling Kildare Countryside on an elevated site with wonderful views southward in a nice quiet private setting.

"Brewel House" is set amid the picturesque rolling Kildare Countryside on an elevated site with wonderful views southward in a nice quiet private setting. Approached by a recessed entrance with electric gates to a sweeping tree lined gravel drive with a paddock either side of the avenue leading to a large gravel forecourt. While only constructed in 2006 the house gives you the feel of an older period property which is finished to an exceptionally high specification with features including underfloor heating, 10 ½ ft. ceilings, Marvin architectural double glazed sash windows and French doors, granite steps at entrance, solid oak doors, granite cills, workshop, landscaped gardens with limestone and granite paved patio areas.

This substantial house extends to c.525 sq. m. (c.5,650 sq. ft.) with an adjoining leisure facility containing c.123 sq. m. (c.1,324 sq. ft.) with gym area, sauna and 5 person Jacuzzi.

Presented in pristine showhouse condition with light filled well proportioned rooms offering generous family living accommodation which must be viewed to be appreciated. Situated 6 miles south of Kilcullen just off the old N9 Carlow Road within easy access of M9 Motorway providing a speedy route to the M50 and City.

The surrounding towns of Newbridge, Kilcullen, Naas and Kildare are all within a 20 minute drive offering a wealth of amenities including schools, restaurants, Banks, post office, pubs and shopping including such retailers as Harvey Norman, Tesco, Argos, Boots, Currys, Powercity, Woodies, Lidl, Aldi, Dunnes Stores, Penneys, T.K. Maxx. B & Q, Newbridge Silverware, Whitewater Shopping Centre with 75 retail outlets, foodcourt and cinema. The Kildare Retail Outlet Village is only a short drive offering designer shopping at discounted prices.



ACCOMMODATION:

LARGE RECEPTION HALL: 11.37M X 5.35M

With Italian marble floor, coving recessed lights, cloak closet, music system, sweeping dual staircase to gallery landing, Nestor Martin solid fuel stove, double doors to both kitchen and drawing room.

TOILET: With w.c., w.h.b. and tiled floor.

DRAWINGROOM/DININGROOM: 13.5M X 6M

With solid oak floor, fitted bar with shelving, optics, presses, music system, coving recessed lights, marble fireplace, two sets of French doors to large west facing limestone patio area.

KITCHEN/BREAKFASTROOM: 10.7M X 4.75M

With feature country style cream fitted kitchen with granite worktops and splash back. Neff Microwave, Neff oven, two oven oil fired AGA, Neff convection hob with pop up extractor unit, Neff integrated dishwasher, Neff integrated fridge, Neff integrated double freezer, coving, Tefcold wine cooler, recessed lights, music system, French doors to breakfast patio area, tiled floor and semi-solid oak floor, island unit and wine rack.

OFFICE: 5.17M X 2.5M

With semi-solid maple floor and shelving.

WALK-IN PANTRY: Shelved with tiled floor.

BACK HALL: 1.4M X 5.1M With tiled floor.

UTILITY: 3.8M X 1.65M

With tiled floor, double drain s.s. sink unit, plumbed and fitted presses.





ACCOMMODATION CONTINUED:

UPSTAIRS:

LARGE GALLERY LANDING: With door to balcony and front of house.

MASTER SUITE: 6.27M X 6M

With gas insert stove, coving, recessed lights and dual aspect.

DRESSINGROOM: 4.22M X 4.45M

With recessed lights, hanging space, shelving and presses.

ENSUITE: 5.77M X 2.62M

With walk-in shower, bath with shower attachment, two vanity wash hand basins with granite top, presses, tiled floor and surround, recessed lights, heated towel rail and separate w.c.

BEDROOM 2 INCLUDING ENSUITE: 5.2M X 6M

With recessed lights and dual aspect.

ENSUITE:

With w.c., w.h.b., corner shower, tiled floor and surround.

BEDROOM 3: 4.27M X 4.2M

With shelving, hanging space, drawers, recessed lights and vanity area.

ENSUITE: 3M X 1.82M

With w.c., w.h.b., corner shower, recessed lights, tiled floor and surround.

BEDROOM 4: 5M X 4.6M

With shelving and hanging space, drawers and recessed lights.

ENSUITE: 3M X 1.75M

With w.c., w.h.b., corner shower, tiled floor and surround.

LARGE HOTPRESS:

ATTIC ROOM: 7.75M X 4.62M

With recessed lights and large eaves storage spaces.

BATHROOM: 3.43M X 2.88M

With w.c., w.h.b., heated towel rail, bath with shower attachment, tiled floor and surround.

STORAGE ROOM: 4.7M X 2.1M

CORRIDOR TO LEISURE FACILITY: 16.5M X 1.7M

With wood panel ceiling and recessed lights.

LEISURE FACILITY: 10.35M X 9.2M

With heatwave infrared sauna, five person balboa Jacuzzi, tiled floor, vanity area, w.h.b., shower, toilet, underfloor heating, gym area, store and independent access to the garden.

