

Corbally Banks, Great Connell, Newbridge, Co. Kildare.

BER B3

5 Bed Detached House 384.74 m² / 4141 ft² on c. 24 Acres

€POA



- A truly magnificent detached residence located amidst an enviable c. 24 acres of private gardens and paddocks. This beautiful residence is designed with timeless elegance from its tranquil approach along a sweeping Beech hedge and Lime tree lined avenue to the attention to detail of its stylish interior. The entire dwelling is finished to an exceptionally high standard and boasts gracious well proportioned accommodation set over two floors, the use of natural light from bespoke Low-E windows and an excellent layout, ensures spacious and light filled rooms. Among many special features is included an impressive reception hall which opens into two welcoming reception rooms of which there are three in total at ground floor level including an outstanding open plan kitchen/dining room designed with modern units and featuring an Aga oil fired cooker. Also at ground floor level there is a fine utility room, shower room and spacious office and study. Upstairs a well placed window seat allows stunning views of the gardens, four excellent bedrooms are found at first floor including stunning master suite with walk-in wardrobe and ensuite, Spacious storage rooms at located at upper floor level.





Approached by electric security gates, the grounds are a wonderful feature with lawns, mature trees and shrubs adding greatly to the appeal of this property. An area steeped in nature and natural beauty, the property is bounded by the Grand Canal on one side, with private access from garden to canal.



Living Accommodation:

Ground Floor:

Reception Hall	With Marmoleum flooring, fitted bookcase, double glass panel doors to Drawing Room and to Living Room
Drawing Room	with solid fuel stove, carpet fitted, French doors to gardens
Living Room	with solid fuel stove, carpet fitted, French doors to side garden
Kitchen/Dining Room	Luxury modern fitted kitchen with fitted floor level units, large island with electric hob, granite worktops, Aga oil fired cooker, Marmoleum flooring, fitted bookcase, door to Utility, French doors to Patio area
Utility	with fitted floor and eye level units, plumbed for washing machine and dryer, linen shoot from first floor airing cupboard
Study/Optional Bedroom (5)	with hardwood flooring, 2 x fitted bookcases
Office	with fitted storage units, carpet fitted

First Floor Landing:

with window seat, large walk-in airing cupboard with linen shoot to Utility

Bedroom 1	Master suite with 2 x walk-in wardrobes, carpet fitted, bay window, ensuite bathroom (fully tiled with bath, separate shower, w.c., w.h.b., bidet and heated towel rail)
Bedroom 2	Double with carpet fitted, wet room (fully tiled with w.c., w.h.b. & shower), access doors to attic recess
Bedroom 3	Double with carpet fitted
Bathroom	with bath, shower over bath, w.c., w.h.b., heated towel rail, part tiling to walls
Bedroom 4	Double with carpet fitted

Second Floor Landing:

Large Storage Area



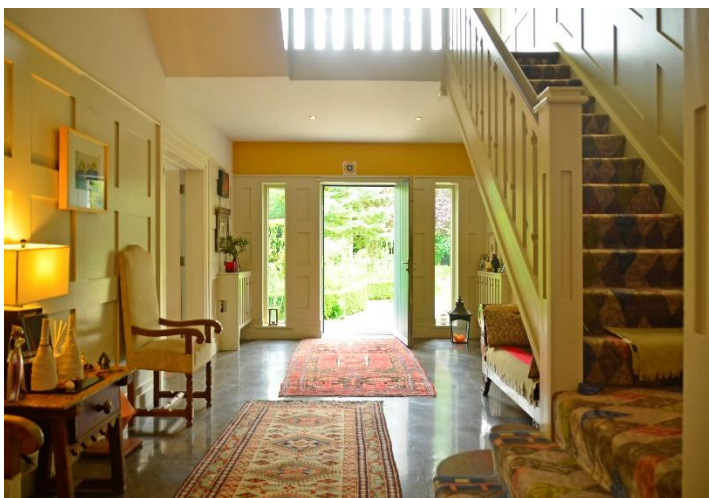
**Office/Artist Studio
(Detached From Main
House)**

with kitchenette, shower room, studio & reception area



Features

- Standing on c. 24 Acres
- Mature landscaped gardens
- Pvc Double Glazing (Low E)
- Alarm Fitted - Security Cameras
- OFCH - Septic Tank - Mains Water
- 10ft High Ceilings
- Concrete Floors to First Floor
- 2 x Barns comprising 9 Stables
- Machinery Shed - Tack Room - Feed House
- 5 Horse Walker - Floodlit Sand Arena
- Detached Office/Artists Studio
- 3 Car Ports



Reception Hall



Reception Hall





(Living Room)



(Drawing Room)



(Drawing Room)





(Study/Optional Bedroom)



(Kitchen/Dining Room)



(Shower Room)





(Master Bedroom Suite)

External Details:

Beautifully maintained parkland setting with mature gardens, trees, shrubs and Beech hedging - Approached via electric gate entrance to tarmac avenue from the public road with Beech hedging and Lime trees - Office/Artist Studio - 3 Car Ports - 2 x Barns (Barn 1: housing 5 stables with potential for a further 3 with sliding double door) (Barn 2: housing 4 stables with lofted area) - Machinery Shed/Garage with 2 x lean-to's off (1 x 3 Span and 1 x 2 Span) - Tack Room & Feed House - 5 Horse Walker with roof, rubber mat flooring and walls - Large outer hardcore Yard - Floodlit Sand Arena (c. 62m x 40m) with post & rail - Hardcore road from Yard to Field access - Post & Railed Turnout Paddock - Lands all in grass, in 9 Paddocks with drinking troughs.





(Drive)



(Machinery Shed/Garage)



(Front/Side Aspect)



(Paddocks)





(Gardens)



(Aerial View)



Located in the heart of Bloodstock country with hunting and racing (Curragh, Punchestown and Naas) all within approx. 15 minutes drive, the property also enjoys ease of accessibility to a host of other local amenities including golfing at nearby Rathsalagh, Naas and K Club, boutique shopping at Newbridge and Naas, with Whitewater shopping centre and Kildare Village designer outlet also close by. The property is ideally located c. 6km to M9 motorway and only 50 km from Dublin whilst Kilcullen and Newbridge and both located nearby.

Whether you are looking for a prestigious family home or the opportunity to combine a love of country sport and living, Corbally Banks really must be viewed to be appreciated.

BER Details

BER: B3

BER No.112349568

Energy Performance Indicator:146 kWh/m²/yr

Viewing Strictly By Appointment with Joint Agents:

Thomas M. Byrne & Son Ltd., 18 Dublin St., Carlow. Tel: 059 9132500 – Email: properties@tmbyrne.ie

Jordan Auctioneers, Edward St., Newbridge, Co. Kildare. Tel: 045 433550 – Email: info@jordancs.ie



JORDAN 

Auctioneers, Estate Agents
& Chartered Valuation Surveyors

Tel: (045) 433550

Website: www.jordancs.ie

PSRA Licence No. 001536.



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