



“HUNTERS HAVEN”

SUPERIOR RESIDENCE ON C. 1.36 ACRES/ 0.55 HA.,
RATHMORE WEST, NAAS, CO. KILDARE, W91 CY6W



c. 237 sq.m

 (045) 865 568

 www.jpmdoyle.ie

For Sale by Private Treaty

LOCATION:

Situated on a mature site commanding exceptional views over the surrounding countryside close to the picturesque village of Rathmore, c. 2 miles from the village of Killeel and 2 miles off the N81, 4 miles from the town of Blessington and 18 miles south of Dublin City, within easy access of the M50, N7 and Dublin Airport. There are a host of amenities in the area including Punchestown Race Course, Golf in the nearby Lisheen Springs, Beech Park, Naas Golf Course and walking and horse riding on your doorstep.

DESCRIPTION:

Attractive two storey residence in excellent condition throughout approached by a long driveway through electric gates and set on a mature lawned, tree lined site. Hunters Haven oozes with charm and character in a much sought after location in an area of outstanding beauty. The accommodation comprises of Large Reception/Entrance Hall, Living Room, Dining Room, Sitting Room, Kitchen/ Breakfast Room, Utility, W.C. Four Bedrooms (Three En-Suite) and Bathroom, adjacent to the house are four stables/ store rooms all set on a site area of c. 1.36 Acre/ 0.55 Hectares. The property benefits from Oil Fired Central Heating and Double Glazed windows.

ACCOMMODATION:

| | | |
|------------------------|-----------------|---|
| Hall/ Reception | 5.03m x 4.16m. | Double height stairwell, tiled flooring and wood panelling. |
| Guest W.C. | 2.85m x 1.34m . | With w.c., w.h.b., tiled flooring and wood panelling. |



Sitting Room

6.55m x 4.67m.

With feature marble fireplace, solid oak flooring, bay window and double doors to Dining Room.

Dining Room

4.77m x 4.67m

With feature marble fireplace, solid oak flooring and patio doors to gardens.



Living Room

6.03m x 5.02m (Max).

With feature fireplace and stove inset, bay windows and built in units.

Kitchen/ Breakfast Room

5.90m x 5.04m (Max).

With fully fitted modern units, tiled flooring, inset lighting and patio doors to gardens.

Utility

3.20m x 2.00m.

Fully fitted and plumbed.



Upstairs

Landing

Open plan full height gallery overlooking the reception area with ornate wood panelling and hot press off.

Bedroom 1 (Master)

4.77m x 4.64m.

With walk in wardrobes and en-suite.

Walk in Wardrobes

3.58m x 1.87m.

En-Suite

2.30m x 1.84m.

With double shower, w.c., w.h.b. and fully tiled.





Bedroom 2

4.70m x 3.35m.

With built in wardrobes and en-suite.

En-Suite

2.30m x 1.93m.

With shower, w.c., w.h.b. and fully tiled.

Bathroom

3.12m x 2.15m.

With bath, w.c., w.h.b. and ornate wood panelling.





Bedroom 3

4.06m x 3.67m.

With built in wardrobes and en-suite with shower, w.c., w.h.b. and fully tiled.

Bedroom 4

4.48m x 3.85m.

With built in wardrobes and w.h.b.



OUTSIDE:

- Adjacent to the house detached Stable Block/ Store, Workshop c. 63 Square Metres/ 680 Square Feet
- Mature Lawned Gardens
- Large Patio Area

SERVICES:

- Drainage to Septic Tank
- Private Well
- Oil Fired Central Heating (Under Floor on Ground Floor)



VIEWING:

BY APPOINTMENT ONLY

BER:

C2 (112249990)

PRICE REGION:

€690,000



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Established. 1952

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