



BER EXEMPT

IMPOSING PERIOD RESIDENCE ON C. 9½ ACRES

DOWNINGS HOUSE, PROSPEROUS, NAAS, CO. KILDARE

Guide Price: €875,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

DOWNINGS HOUSE, PROSPEROUS, NAAS, CO. KILDARE

DESCRIPTION:

Downings House is a charming Georgian two storey over basement residence extending to c. 7,250 sq.ft. (673.5 sq.m.). The original house was destroyed during the Battle of Prosperous in 1798 and subsequently rebuilt around 1800 with some wonderful period features including ornate cornicing, Adams fireplace, functional window shutters, original pitch pine floors, bow shaped winding staircase and 11/14 foot ceilings. The property was refurbished in the late 1980s having been rewired, re-roofed and plumbed with oil heating.

Approached through a recessed entrance with electric gates to a tree lined avenue up to the residence, which is a majestic home set amid mature gardens and an adjoining paddock offering a haven of peace and tranquillity. Separate to the house is a 2 bedroom guest cottage and some outbuildings (needing refurbishment). The house offers well proportioned light filled accommodation over 2 floors and a basement which is no longer in use but ideal for refurbishment. From the basement there is an old escape tunnel which leads out to the gardens with 3 cellar rooms off.

Situated on the outskirts of Prosperous Village with shops, schools, church, pubs, etc on your doorstep. The surrounding towns of Clane (5km), Sallins (9km), Naas (12km), Celbridge (17km) and Newbridge (18km) offer a wide variety of amenities and facilities with superb recreational facilities, restaurants and shopping within a 20 min drive. Short drive to M4 and M7 Motorways, bus route from Prosperous and train from Sallins.

ACCOMMODATION:

Hall: 5.7m x 5.7m with ornate coving and centre rose, large feature double door entrance with fanlight and shutters with double doors leading to:

Drawingroom: 10.9m x 6.6m with ornate coving and centre rose, pitch pine floor, marble Adams fireplace, window shutters, picture rail.

Library: 5.5m x 5.3m with window shutters, stove, marble fireplace, shelving and picture rail.

Kitchen: 6.6m x 5.7m with ornate coving, pitch pine floor, built in presses, window shutters, 2 oven Aga and s.s. sink unit.

Utility: 3m x 5m double drain s.s. sink unit, plumbed and fitted presses.

Toilet: w.c., w.h.b., tiled floor and surround.

Back Stairwell: sweeping staircase with ornate coving

FIRST FLOOR:

Bedroom 1: 5.5m x 4.8m with coving, closet, marble surround fireplace and window shutters.

Ensuite: w.c., vanity w.h.b., heating towel rail, recessed lights, window shutters, tiled walls and floor, shelving, fitted presses, corner shower.

Bathroom: vanity w.h.b., w.c., fitted presses, bath with shower attachment, walk-in hot press, tiled floor and surround.

Bedroom 2: 5.6m x 3.8m with built in wardrobes and shelving.

Bedroom 3: 5.5m x 5.3m with marble surround fireplace and coving.

Bedroom 4: 5.4m x 4.8m with coving marble fireplace and window shutters.

Ensuite: w.c., w.h.b., electric shower and tiled floor

Bedroom 5: 6.8m x 5.4m with window shutters, marble fireplace, coving.

Ensuite: bath, shower, w.c., w.h.b., window shutters, press, tiled floor and surround.

Basement: large area with flag stone floor incorporating a wine cellar, pantry, old kitchen, back hall and 3 further rooms. Access to the tunnel which leads out to the garden with 3 cellar rooms off.

OUTSIDE:

- Separate 3 bedroom cottage containing c. 723 sq.ft. (67 sq.m.) with livingroom/kitchen, shower room and 2 bedrooms which is in need of renovation.
- Separate store room.
- Mature gardens with paved patio area and paddock.

SERVICES:

Septic tank drainage, mains water, oil fired central heating, electricity and broadband.

SOLICITOR:

David Powderly, Prosperous, Co. Kildare

INCLUSIONS:

Fitted carpets and Aga cooker

BER: Exempt

CONTACT:

Liam Hargaden

M: 086-2569750 T: 045-433550





FEATURES:

- Electric gates with long tree lined avenue.
- Oil fired central heating.
- Sash windows with window shutters.
- 11ft and 14ft ceiling heights.
- 5 bedrooms and 4 bathrooms.
- Spacious residence containing c. 7,250 sq.ft. (c. 673.5 sq.m.)
- Ornate coving and centre roses.
- Separate 2 bedroom cottage
- Large basement ideal for refurbishment.



**Edward Street,
Newbridge,
Co. Kildare.
T: 045-433550
www.jordans.ie**

JORDAN 

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