



**SUBSTANTIAL 5 BEDROOM 2 STOREY DETACHED RESIDENCE ON C. 3.33 ACRES**

**PIPERS LODGE, BROADLEAS, BALLYMORE EUSTACE, CO. KILDARE, W91 YR29**

**GUIDE PRICE: € 750,000**



**PSRA Reg. No. 001536**

## Pipers Lodge, Broadleas, Ballymore Eustace, Co. Kildare, W91 YR29

### FEATURES:

- \* Stone entrance with automatic gates.
- \* Extending to c. 3,530 sq.ft. (c. 328 sq.m.).
- \* c. 3.33 acres with separate paddock.
- \* Cream fitted kitchen with granite worktops.
- \* Hardwood double glazed windows.
- \* Oil fired central heating.
- \* Nice quiet country setting.
- \* Only 2 km from Ballymore Eustace.

### DESCRIPTION:

'Pipers Lodge' is a substantial 5 bedroom two storey detached residence set back from the road amid 3.33 acres. Approached through a stone recessed entrance with automatic gates to a sweeping tree lined tarmac driveway leading up to the house with a gravel forecourt and large detached garage all enclosed by mature trees and hedges providing a secluded haven of peace and tranquility. Built in 1986 extending to c. 3,530 sq.ft. (c. 328 sq.m.) of spacious light filled family accommodation presented in excellent condition throughout with oil fired heating, cream fitted kitchen with granite worktops, hardwood double glazed windows and sunroom to rear. Situated in an excellent sought-after location only 2km from the picturesque village of Ballymore Eustace with the benefit of pubs, restaurants, church, school, shops and the no. 65 bus route to the City. The surrounding towns include Naas 12km and Blessington 10km offering a wide variety of amenities closeby. The property is only a half hour from the M50 via the N81 an ideal commuter destination for a family looking to relocate to a country setting. The area has a wealth of sporting activities including GAA, horse riding, water sports, hill walking, canoeing, swimming, rugby, athletics, pitch and putt, Avon Ri Adventure Centre and some fine golf courses.

### ACCOMMODATION:

Entrance Hall 5.45m x 4.50m  
with oak floor, coving, wall lights and sweeping staircase to first floor

Sitting Room 6.07m x 5.60m  
with oak floor, coving, wall lights, marble fireplace and double doors leading to

Dining Room 6.07m x 3.66m  
wall lights, coving and porcelain tiled floor

Sun Room 3.95m x 3.55m  
recessed lights, porcelain tiled floor and doors to garden

Kitchen / Breakfast Area 6.65m x 4.25m  
cream built in ground and eye level presses, coving, tiled floor, island unit, granite worktops and splashback, ceramic hob, extractor, sink unit, integrated dishwasher, double oven, microwave and patio doors to rear garden

Utility Room 3.16m x 2.90m  
tiled floor, plumbed, fitted presses and coving

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

Family Room 5.45m x 4.90m  
oak floor, coving, wall lights, marble fireplace with insert stove

UPSTAIRS:  
Landing  
spacious gallery landing with coving and wall lights

Bedroom 1 5.82m x 4.68m  
wooden floor, coving, wall lights

En-Suite 1  
shower, w.c., vanity w.h.b., coving, fitted presses and tiled walls

Dressing Room/Bedroom 6 4.27m x 2.70m  
coving, shelving and hanging space

Bedroom 2 4.52m x 3.27m  
wooden floor, coving and range of built in wardrobes

Bedroom 3 4.68m x 3.18m  
with wooden floor, coving and range of built in wardrobes

Bedroom 4 3.18m x 3.00m  
wooden floor, coving, built in wardrobes

En-Suite 2  
w.c., w.h.b., shower, coving, tiled floor and walls

Bedroom 5 4.17m x 3.46m  
wooden floor, coving and built in wardrobes

Bathroom 4.25m x 2.77m  
w.c., w.h.b., shower, coving, bath with shower attachment, wall lights and tiled walls

Hotpress  
walk-in, shelved with immersion

### OUTSIDE:

Approached through a stone recessed entrance with automatic gates to a sweeping tree lined tarmac driveway leading up to the house with a gravel forecourt. The property has wonderful mature gardens with trees, hedges, shrubs, paved patio area and outside tap. Double Garage is 7.12m x 5.7m with electric and lofted. Separate paddock to the rear with independent access.

### SERVICES:

Mains water, septic tank drainage, refuse collection, oil fired central heating, electricity and alarm.

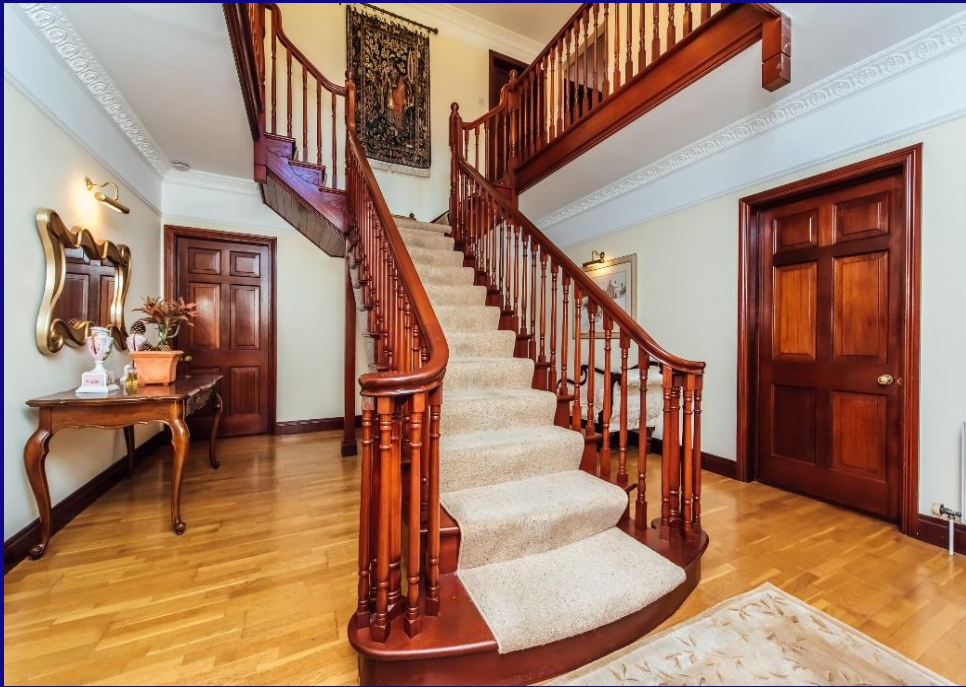
### INCLUSIONS:

Samsung American fridge/freezer, dishwasher, double oven, hob, extractor, carpets, blinds, curtains and light fittings (excluding main bedroom).

**BER: C2 BER NO: 115418204**

### CONTACT:

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