



Chevron

Residence & Stable Yard on c. 9.1 Acres
Kilmalum | Blessington | Co. Kildare
W91 WP37



(01) 490 3201



www.jpmdoyle.ie

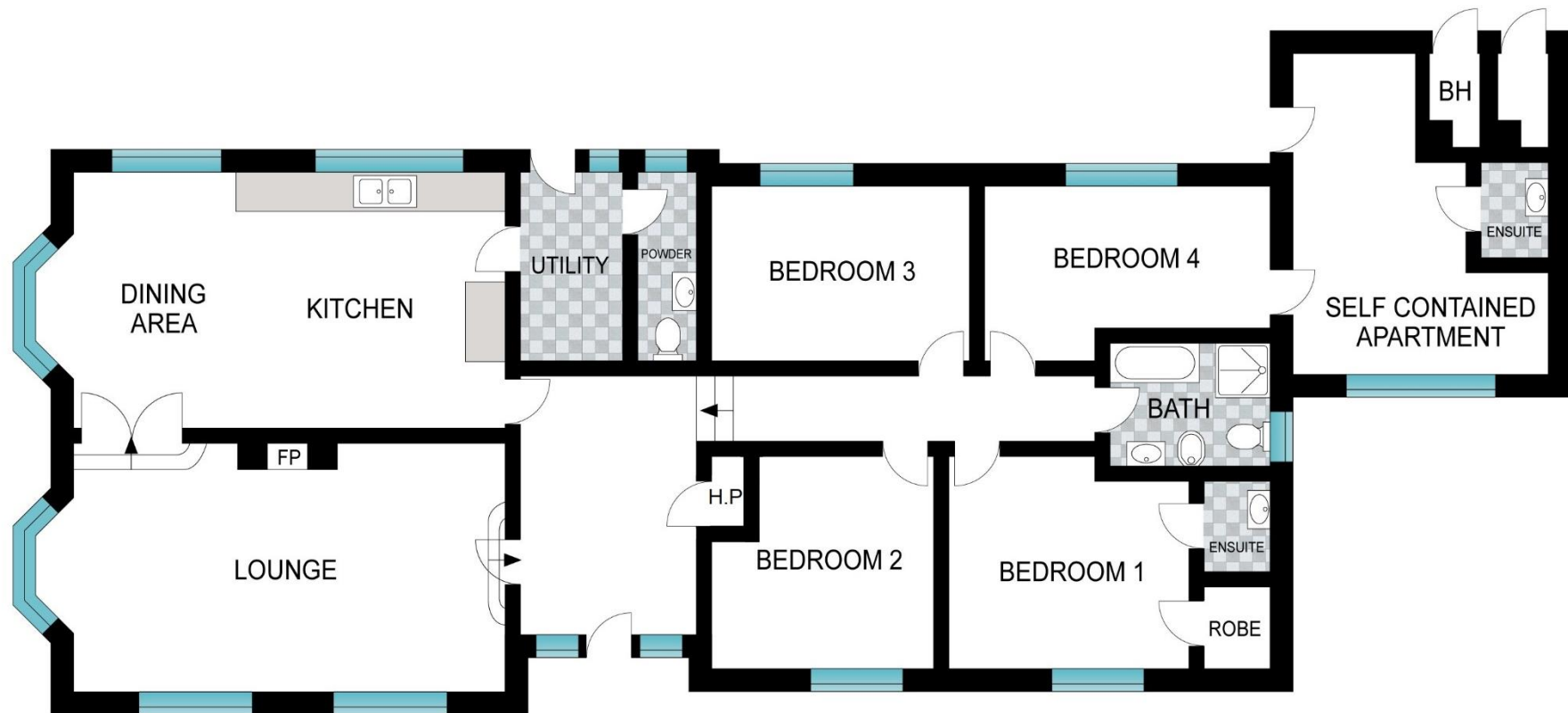
Location:

Chevron is ideally located on a quiet country road yet within walking distance (via footpath) of Blessington village and Blessington Lakes. The property is situated on the Wicklow/ Kildare border but is in the County of Kildare. This is a wonderful area which enjoys all the advantages of the countryside, yet it has every convenience on its doorstep. Blessington village has many cafes, restaurants, and pubs along with an abundance of shops including, Dunnes Stores, SuperValu, Aldi & Centra. Education is well catered for in the town with both primary and secondary schools available. Directly across from the property is the Gaelscoil na Lochanna. Other primary schools include, Manor Kilbride, Eadestown, Hollywood and Ballymore. Secondary schools in this local region include Blessington Community College, St Kevin's Community College Dunlavin, Cross and Passion College Kilcullen, Newbridge College, Naas CBS, St. Mary's Naas, Piper's Hill College Naas, Clongowes Wood College, The Kings Hospital school. There are super local sports clubs, including Blessington GAA, Blessington AFC, Naas Rugby Club, and an embarrassment of riches in terms of Golf Clubs. With Tulfarris, Craddockstown, Naas, Palmerstown and The K Club very close by. The area holds a strong connection with Horse Racing, just over the hill is home to Punchestown Racecourse. Other Nearby Racecourses include Naas and The Curragh. Dublin City Centre and Dublin Airport are c. 35 minutes' drive. Kildare Village, Avoca Rathcoole are a 25-minute drive. Other transport facilities are the 65 Bus from the village to Dublin's city center, and the new Blessington commuter bus service-direct to city centre. And there is a Luas stop a short ten minutes away at Citywest.



Description:

Chevron is a beautiful family home extending to c. 192sq.mts / 2066sq.ft. It is a fine equestrian holding set on c. 9.1 acres with a quaint stable yard and stud railed paddocks. The residence is well set back from the road and accessed via electric gates. A mature sweeping driveway has been carefully planned out to offer both privacy and to maximise the paddocks and gardens. The residence itself is a fine country property and comes to market in excellent condition. On entering you are met with a large welcoming entrance hall which leads to both the kitchen and living room, with steps down to the bedroom area. The bright kitchen acts as the heart of this home. It has a dining space and a secondary seating area positioned around a solid fuel stove. Off the kitchen there is a very important boot room / utility with a guest W.C. which also houses a large hot press/airing cupboard. The sitting room is a large warm and inviting room with views overlooking the gardens and surrounding paddocks. The white marble fireplace is the focal point of this room. In addition to this, there are three double bedrooms one of which is the master which has an ensuite and walk-in wardrobe. There is a fourth bedroom which is linked to the houses but has been converted to a self-contained apartment with its own kitchen, bathroom, and has independent access. Perfect for several uses including adult child's independent space, elderly parent's home, or au pair. The outside gravel area has ample parking, mature hedgerow with some specimen shrubs, fruit trees and manageable lawns. Outside there are 4 good sized stud railed paddocks. The stable block houses four boxes, one of which is designed for a mare and foal. To the side of the stable yard there is a lean-to store area/log shed.









Accommodation:

Entrance Hall: 4.49m x 2.26m with cloak room

Living Room: 7.29m x 4.25m dual aspect & marble fireplace

Kitchen: 7.86m x 4.24m Smart Kitchen Units, Tiled Floor, Solid Fuel Stove, Dining Area.

Boot Room: 1.96m x 3.26m Fitted Units, Plumbed

- W.C: 1.65m x 1.20m

Hall: 6.95m x 1.13m Sky Light

Bedroom 1: 3.60m x 3.06m Fitted Wardrobes

Bedroom 2: 3.66m x 3.0m Fitted Wardrobes

Master Bedroom: 3.84m x 3.6m Walk in Wardrobe

- En Suite 1.79m x 1.70

Self-Contained Apartment/ Bedroom 4: 4.15m x 2.98m

Living Room: 5.21m x 4.26m (max measurement)

Bathroom: 2.71m x 2.10m









SELLING AGENT:

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Price Region: €950,000

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SERVICES:

Mains Water – Mains Electricity – Oil Fired Central Heating

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