



# “The Barnstore”

Bungalow on c.0.67Ha./1.65 Acres,  
Loughanure, Clane, Co. Kildare, W91 K825




4




3



156.6 sq.m

 (045) 865 568

 [www.jpmdoyle.ie](http://www.jpmdoyle.ie)

## For Sale by Private Treaty

### DESCRIPTION:

Delightful four bedroom bungalow standing on a large site of 0.67Ha / 1.65 acres. The house is warm and welcoming with an inviting entrance hall, sociable living room with open fire, country style kitchen with Belfast sink and granite worktops leading to a large dining area overlooking the site. Four double bedrooms and bathroom complete the accommodation. Outside there is a large 5 bay Haybarn which was once used to run a business from, with offices and wine cellar. The leanto stables are also well positioned. The grounds are laid out in gardens and two large paddocks, one with its own separate entrance. This property is ideal for a growing family with plenty of space to run around and there`s even room for a pony!!.

### LOCATION:

The property is located in a highly sought after area, away from the hustle and bustle of all the attractions that the village of Clane has to offer while being a 5 minute drive away to easily avail of them all. Clane is a country village that has it all, shops, eateries, bars and restaurants, schools, supermarkets and Hotels. The Westgrove and the K-Club to name but two.. The property is on a quiet country road among many impressive homes and is easily accessible to the larger towns of Naas and Maynooth. Dublin City Centre is easily accessible via a frequent bus service and rail links at nearby Sallins. For the driver the property is located within close proximity to the M4 and M& motorways.

**Naas:** c. 10kms.    **Maynooth:** c. 15kms.    **Dublin:** c. 25kms.

### ACCOMMODATION:

<b>Entrance Hall</b>	4.51mx 1.80m.	With hotpress.
<b>Living Room</b>	4.84m x 4.19m.	With feature mahogany fire place & open fire, coving & centre ceiling rose. Large picture window.



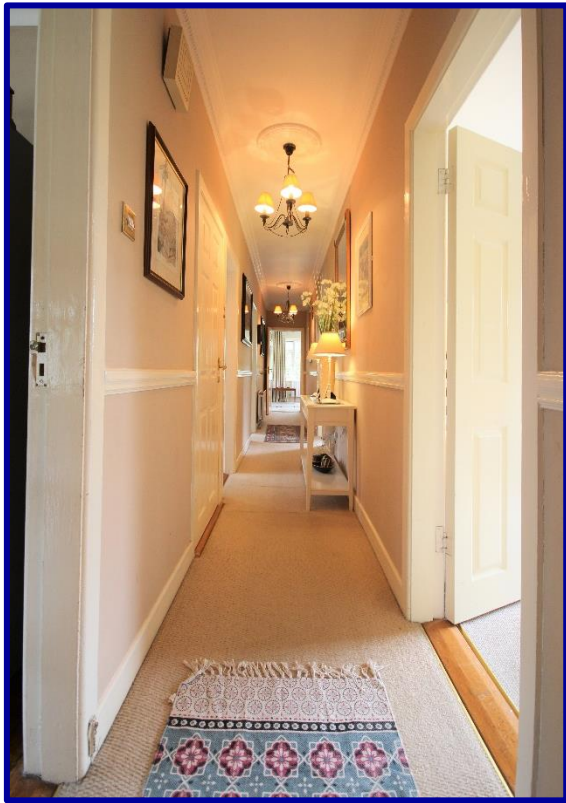




<b>Kitchen</b>	4.05m x 3.12m.	With country style kitchen units, belfast sink, granite worktops.
<b>Dining Area</b>	4.24m x 3.68m.	With fitted units, solid fuel Stanley range, patio doors to gardens.
<b>Utility Room</b>	2.69m x 2.15m.	With tiled floor & door to rear gardens. plumbed for washing machine.







**Hallway**

**Bedroom 1 (Front)** 3.72m x 3.29m.

With fitted wardrobe & large picture window.

**Bathroom** 3.01m x 2.28m.

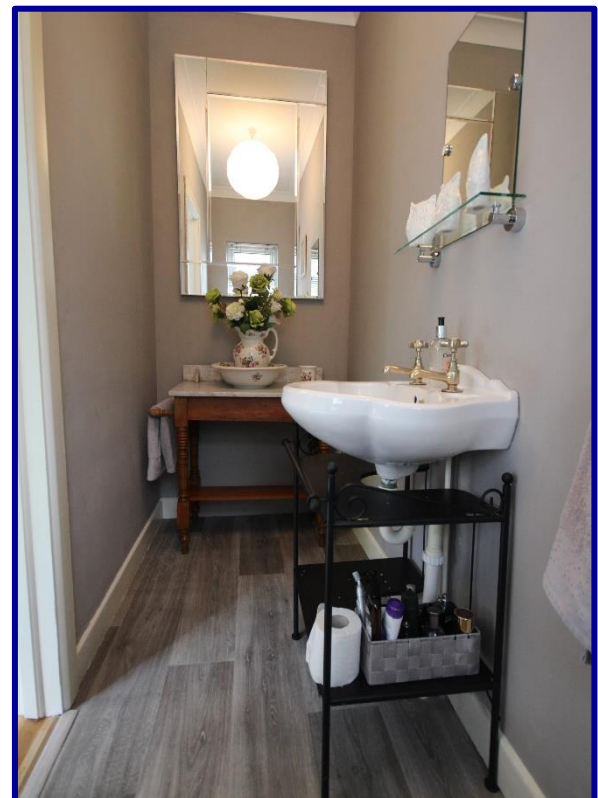
With bath, w.c. & w.h.b. Tiled walls.



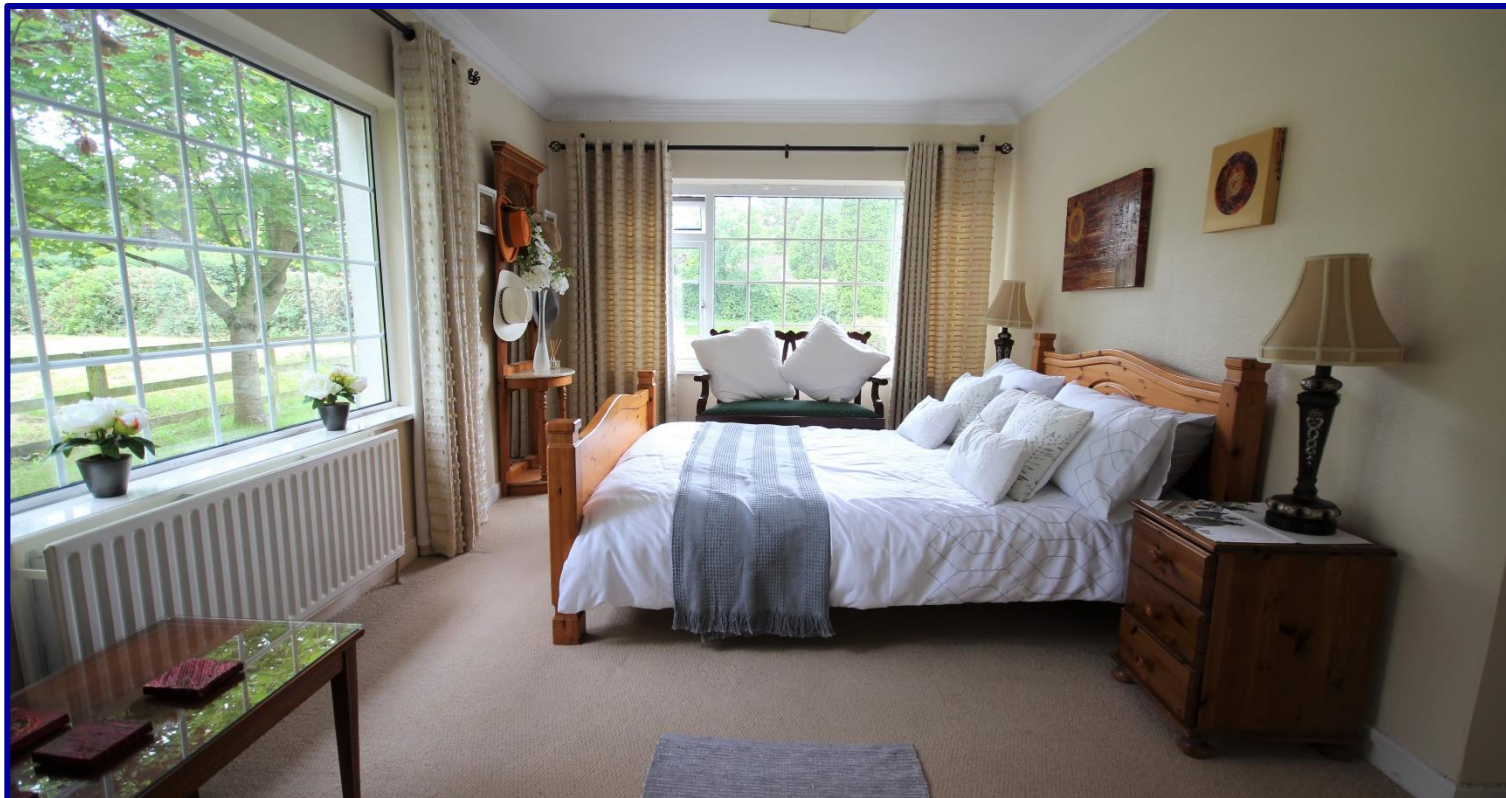




<b>Bedroom 2</b>	3.76m x 3.24m.	With fitted wardrobe & large picture window.
<b>Bedroom 3 (Back)</b>	4.23m x 3.02m.	With large picture window & en-suite.
<b>En-Suite</b>	3.01m x 1.06m.	With w.c. & w.h.b.







**Bedroom 4 (Front)** 5.4m x 3.03m. With fitted wardrobe.

#### **OUTSIDE**

- **Large 5 Bay Haybarn Incorporating:**

Main Area 12.76 x 13.75.

Wine Cellar 5.53 x 3.81. With Liscanour tiled floor and wine racking.

Office 1 6.12 x 3.88.

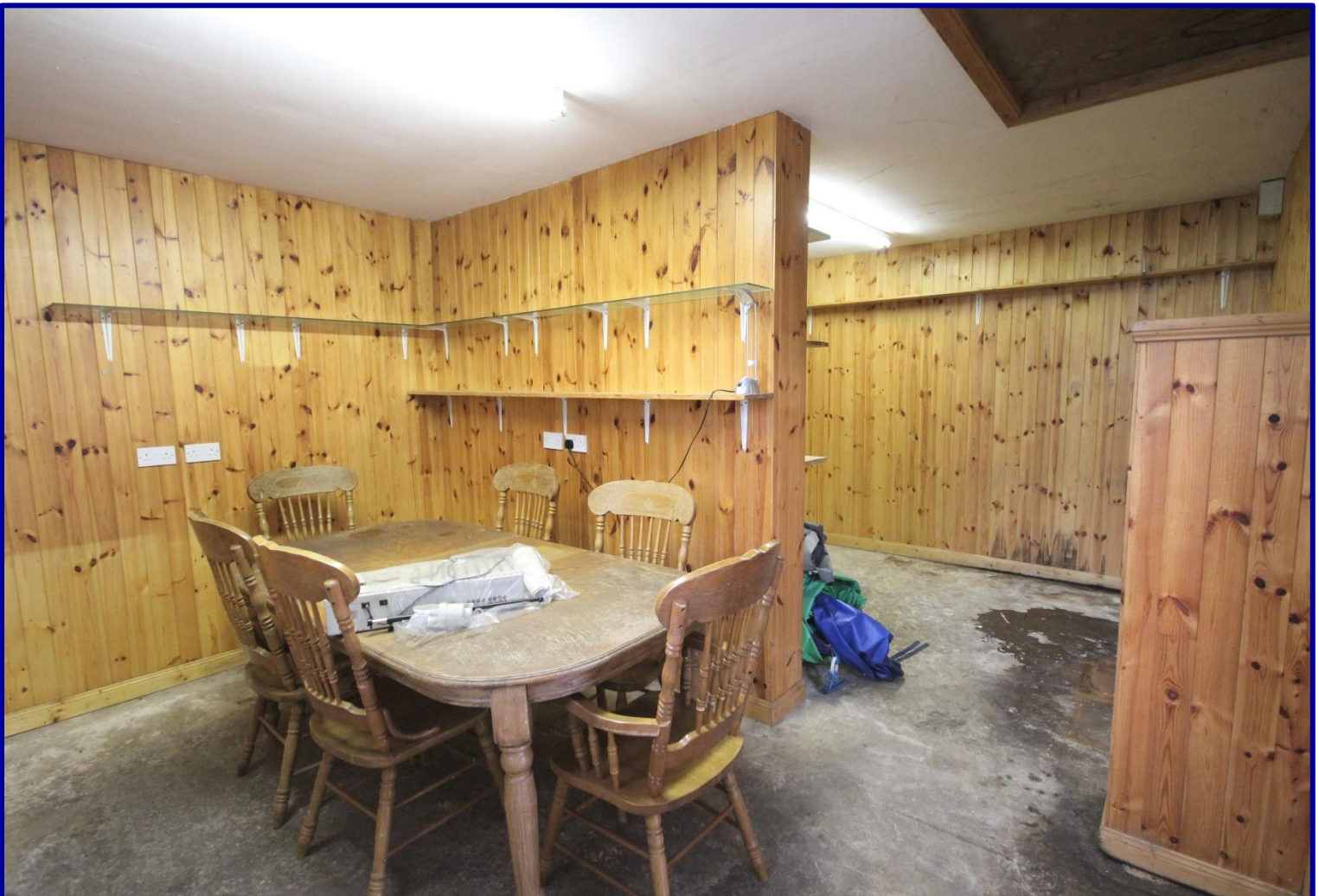
Office 2 4.13 x 2.64.

- **Outside w.c.**

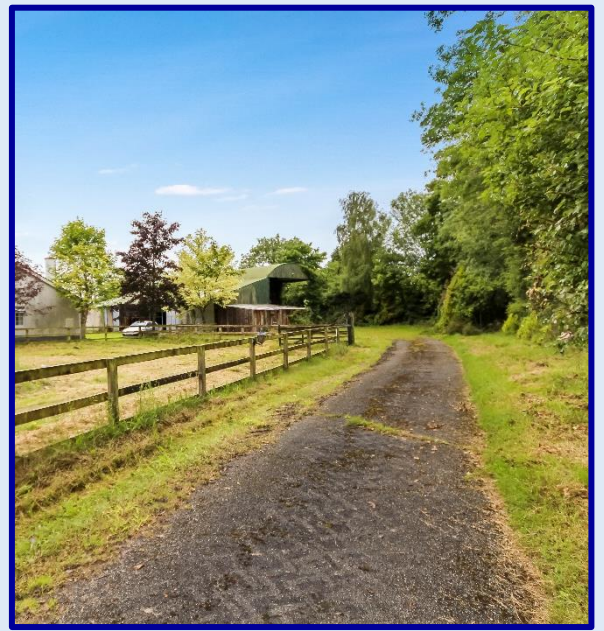
- **2 x Paddocks**











**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**D2 (113169726)**

**PRICE REGION:**

**€449,000**



JP&M  
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