

Gormanstown

on c.17.08ha (c.42.21 acres)
Kilcullen, Co. Kildare

*A delightful detached two storey family
residence on c. 42.21 acres with additional
cottage and outbuildings.*



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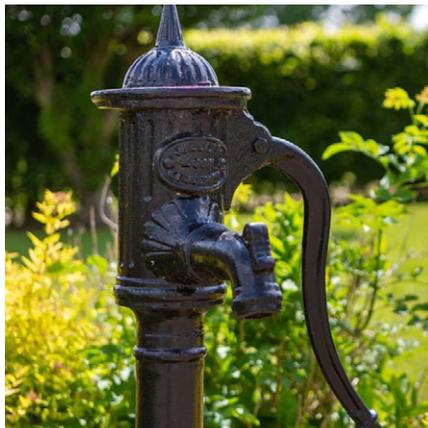
6 BED

4 BATH

2 RECEPTION

2,650 FT²

*A country residence on c.42.21 acres
with an additional cottage and outbuildings
in a superb location overlooking
the surrounding countryside.*



The Property

A great opportunity to acquire an extremely spacious and superbly presented country residence on an elevated site with stunning views over the Wicklow Mountains. The property also benefits from a recently renovated and extended cottage (suitable for use as extra family accommodation or a potential extra source of income). Completed in 1999 the main residence extends to approx. 2,650 sq.ft. and has been lovingly maintained by the owners, who have been sole occupants since it's construction. The house will ideally suit a potential purchaser searching for a ready made home in a beautiful country setting yet only a short drive to the nearby village of Kilcullen and the M9 motorway.

In addition, the property sits on c.42.21 acres of land, which is mainly in pasture and includes three paddocks, a further four divisions, as well as a large shed and farm outbuilding/barn. Access is divided with both the house and the cottage and yard enjoying separate gated entrances with the added security of electric gates to both. Given the house, additional accommodation and outbuildings, this property would suit a variety of uses and would particularly be attractive to anyone searching for a small/medium sized agricultural/equestrian holding.



Accommodation

ENTRANCE PORCH

With sliding door and tiled floor

ENTRANCE HALL

Spacious hallway with tiled floor and cloakroom

KITCHEN / BREAKFAST ROOM

Spacious kitchen/dining area with fitted solid wood kitchen units, Stanley oil fired range, fitted oven and hob, sink and tiled floor

UTILITY ROOM

With fitted wall and floor units, tiled floor, plumbed for washing machine and door to rear garden

SUN ROOM

Located off the kitchen with tiled floor and panelled ceiling

LOUNGE

Reception room off kitchen with feature fireplace, solid fuel stove, coving and ceiling centre piece

STUDY / PLAY ROOM

Reception room currently used as a home office

LIVING ROOM

Main reception room with feature fireplace, solid fuel stove, coving and ceiling centre piece

BATHROOM

Large family bathroom with fitted bath, Triton T90 electric shower, wc, whb, tiled floor and part tiled walls

BEDROOM 1

Large double bedroom



First Floor

LANDING

With walk in storage/linen cupboard

PRINCIPLE BEDROOM

Large principle bedroom with ensuite shower, wc, whb and interconnecting with bedroom 3.

BEDROOM 3

Double bedroom with wooden floor

BEDROOM 4

Double bedroom with wooden floor

BEDROOM 5

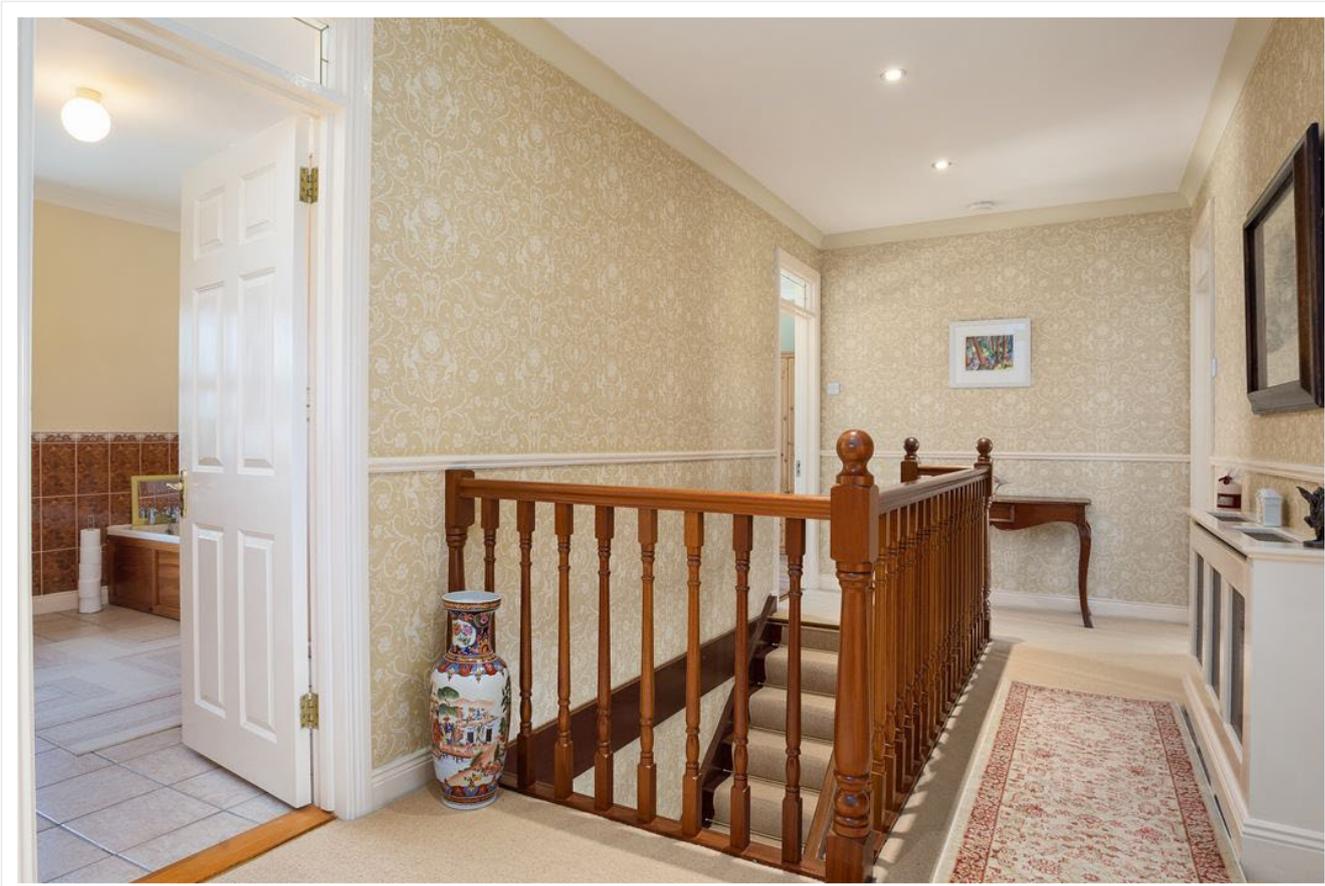
Double bedroom with wooden floor

BEDROOM 6

Double bedroom with wooden floor

BATHROOM

Large bathroom with fitted bath, wc, whb and hot press.



Outside

The main residence sits on a generous plot with features including a well stocked and beautifully maintained garden, raised patio area (ideal for outdoor dining) and a large detached double garage with loft area (suitable for conversion subject to pp).

The Cottage & Yard

The cottage has been completely renovated and extended to the rear and provides bright spacious accommodation which includes entrance hall, kitchen/dining room, living room, guest wc, two bedrooms with shared Jack & Jill ensuite. The cottage also has oil fired central heating and is serviced by mains water and sewerage.

In addition, to the rear of the cottage there is a large shed (approx. 70ft x 25ft) which has large double door access with a solid concrete floor and would be suitable for a variety of uses including workshop or conversion to stables. The large 8 span barn with stock holding facilities completes the outbuildings.



Location

The property is located in a picturesque country setting, surrounded by rolling countryside and enjoying magnificent views over the Wicklow Mountains. The village of Kilcullen and the M9 motorway are only a short drive away with the larger towns of Naas, Kildare and Newbridge also convenient where a greater array of shopping and other social amenities are available. The towns also provide excellent bus and rail links making access to Dublin very convenient. The country sports enthusiast is well catered for with the three local racecourses of The Curragh, Punchestown and Naas all close by and there is also local hunting with the Kildare Souths & County as well as the Carlow Farmers. In addition the surrounding towns offer a selection of top quality sports clubs and facilities.

6

KM

KILCULLEN & M9 MOTORWAY (JUNCTION 2)

14

KM

NAAS

50

KM

DUBLIN CITY CENTRE

58

KM

DUBLIN AIRPORT



Amenities

The towns and villages nearby provide a wide choice of primary schools which include Kilcullen, Dunlavin, Brannockstown and Naas. Local secondary schools are also well served and include, Cross & Passion College Kilcullen, Newbridge College and Clongowes Wood College.

The golf enthusiast is also well catered for in the locality with courses at Rathsallagh, The Curragh, Newbridge & The K Club in Straffan.

There is a wide range of choice when it comes to shopping with the popular Kildare Village Shopping Outlet and The Whitewater Shopping Centre in Newbridge. There are also excellent pubs and restaurants close by in the local villages and towns.



Features

- Constructed 1999
- ♦
- 3 Zone Oil Fired Central Heating
- ♦
- Fully alarmed
- ♦
- Double glazed windows
- ♦
- Double Garage with loft
- ♦
- Completed renovated and extended cottage
- ♦
- Landscaped gardens
- ♦
- Immaculately maintained inside and out
- ♦
- Elevated site with scenic views
- ♦
- Large shed suitable for a variety of uses
- ♦
- Three railed paddocks
- ♦
- Separate gated access to Cottage & Yard
- ♦
- Large Barn
- ♦
- Convenient to Kilcullen, Naas, & M9/M7 motorways
- ♦
- Convenient to Naas, Straffan, Sallins as well as both the N7 & M4
- ♦



Details

SERVICES

Mains Water · Private Well · Puraflo Sewerage System · Oil-fired Central Heating
Mains Electricity · Access Gate · Telephone · Broadband · Scenic View · Parking · Patio

ENERGY EFFICIENCY

BER C1 Building Energy Rating: C1

MAP CO-ORDINATES

Lat: 53.092192 (53° 5' 31.89" N)
Long: -6.711254 (6° 42' 40.51" W)

DIRECTIONS

From Dublin via the N7/M7 provide south and take exit 11 for M9 signposted for Kilcullen. Proceed to next junction (junction 3) for Kilcullen and continue into Kilcullen. In the centre of the village turn right at crossroads onto R413. Proceed for approx. 6km and at Church keep left, turn left again and the property is a short distance along on your left hand side.

SOLICITOR WITH CARRIAGE OF SALE

Donal Reilly & Collins Solicitors, 20 Manor Street, Dublin 7.

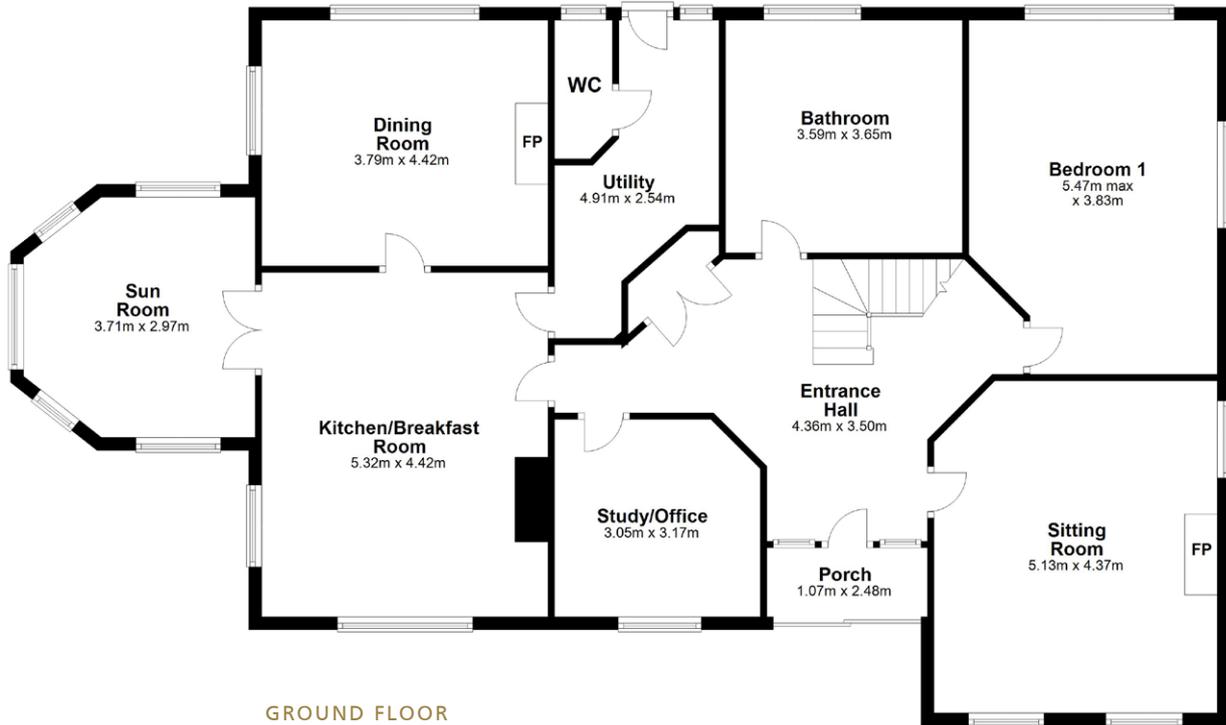
VIEWING

Viewing is strictly by appointment with the selling agents.



FIRST FLOOR





GROUND FLOOR

Gormanstown

on c.17.08ha (c.42.21 acres)
Kilcullen, Co. Kildare



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