



DOWLING PROPERTY

Dowling Property

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“Highfield House”, Colbinstown, Kilcullen, Co. Kildare, W91XVP1

Superior 4 Bed Detached Home on c.12 Acres And Stables

A.M.V.: €725,000

BER D1



****As Per Instructions OF The Executors****

Dowling Property is delighted to present to the market one of the finest properties to be offered for sale in recent times. This superior, 4 bedroom detached home, stands on a magnificent c.12 acre farm and both the land and the house have been meticulously maintained over the years.

The c.170 sq.mt. house is approached via a winding, beech hedged lined avenue and is perfectly positioned on an elevated site with the most amazing rolling countryside views over some of the finest farm lands in the county. The well built home benefits from 4 generous sized bedrooms (3 en-suite) and 3 reception rooms, with a sun room enjoying 180 degrees of uninterrupted views. The attic has been partially converted and is ready for its new owners to use if extra space is needed.

The farm extends to c.12 acres of top quality, free draining elevated land and is ideal for those with equine interest. There are 4 stables along with animal/feed shed and have water and electricity supply. A wonderful natural stream flows through the farm providing a fresh water



www.myhome.ie/4563701

supply for the animals and feeds a trout pond. There is excellent road frontage and the farm is perfectly laid out.

The location has easy access to M9/M7 and is within easy reach of Dublin City and Airport. We firmly believe that "Highfield House" is one of those special properties that are so rarely listed for sale and we strongly advise on early enquiries. One Not To Be Missed!!

The accommodation, which is spacious and well laid out, briefly consists of entrance hallway, sitting room, kitchen, T.V. room, sunroom, 4 double bedrooms (3 en-suite) and family bathroom. The attic is partially converted with windows in place.

All amenities are located close by in Kilcullen and Dunlavin with Crookstown just a 3 minute drive away where you will find a new primary school, chemist, butchers, service station and much more. Rathsallagh Golf & Country Club is just a 2 minute drive away. Direct access can be found close by in Kilcullen making it ideal for the Dublin commuter.

Accommodation

Entrance Hallway	3.51m x 2.13m	A welcoming hallway with carpet floor.
Sitting Room (Max Measure Into Bay)	4.89m x 4.54m	A most comfortable, dual aspect sitting room enjoying rolling countryside views through its bay window. Feature open fireplace with cast iron insert. T.V. point.
Kitchen	5.40m x 3.39m	The heart of every home and this will surely impress with solid oak fitted kitchen and built in double oven & hob, fridge/freezer, dishwasher and washing machine. Fully tiled floor and part tiled walls. Open plan into family room.
Family Room	4.56m x 3.32m	A perfectly located T.V. room linking the kitchen to the sun room. Sliding patio door. T.V. point. French doors leading to sun room.
Sun Room	5.2m x 4.40m	A real highlight of this stunning home is this large sun room with vaulted ceiling and enjoying 180 degree views of rolling countryside. Tiled floor. French doors to patio. A simply stunning reception room with "show-stopping" views.
Hallway	12.40m x 1.06m	Large hallway with hot press which is shelved for storage.
Bed 1 (Front)	3.71m x 3.03m	Generous sized double bedroom enjoying rolling countryside views.
En-Suite	1.55m x 2.00m	Step in shower, w.c. and wash hand basin. Part tiled walls.
Family Bathroom	3.35m x 1.82m	Generous sized family bathroom with bath, w.c. and wash hand basin. Part tiled walls.
Bed 2 (Rear)	3.33m x 3.33m	Double bedroom over looking the garden.
Bed 3 (Rear)	3.31m x 3.33m	Generous sized double bedroom with range of built in wardrobes.



En-Suite	2.09m x 1.66m	Step in shower, w.c. and wash hand basin. Tiled floor and part tiled walls.
Master Bedroom (Front)	4.26m x 4.51m	Another highlight of the fine home is this spacious bedroom enjoying countryside views through bay window. T.V. point.
En-Suite	2.00m x 1.66m	Step in shower with Triton T90, w.c. and wash hand basin. Part tiled walls.
Attic	13.82m x 4.14m	Extending the full length of the main house and is ready for conversion. Fully floored with 5 windows in place. Drop down ladder. Electricity supply.
Outside Detached Garage	9.65m x 6.18m	A large detached garage divided between garage space and laundry room. Electricity supply. Sliding patio door.
Loft Area	9.65m x 3.45m	Accessed via separate steel external stairs to large area which would be ideal for home office etc. Electricity supply and velux windows.
Gardens		The gardens surrounding the house are mature and fully landscaped and have extensive lawn area with mature shrubs. The most magnificent views can be enjoyed from all areas of the garden.
Lands		The lands extends to c.12 acres in total and are of the highest, free draining quality and enjoy an elevated position. A natural stream runs along the east boundary of the farm providing fresh water to animals and a well stocked fish pond. The lands have been used for grazing and has been well maintained over the years. Ideal for horses and cattle and the land benefits from road frontage.
Stables		The stables are strategically positioned away from the main house with its own paddock and gated entrance. A block of 4 detached stables is accompanied by a second animal/feed shed. The stables have water and electricity supply.

Features

- Elevated Property With Stunning Views
- Winding Avenue With Lined Beech Hedging
- 3 Reception Rooms
- 3 En-Suite Bedrooms
- C.12 Acres Of High Quality Land
- Stables And Out Buildings
- Detached Garage With Mezzanine
- Double Glazed Windows
- Highly Sought After Location
- Accommodation Extends to c.170 sq.mt. (1829.86 sq.ft)
- Good Decorative Order Throughout
- Excellent Access to M9/M7
- House Perfectly Recessed From Road



BER Details

BER: D1 BER No: 114835853 Energy Performance Indicator:228 kWh/m2/yr

To Include

Carpets, Curtains, Blinds, Oven & Hob, Washing Machine and Dishwasher

Viewing

Strictly By Appointment Only

Solicitor

Robert Coonan Solicitors, Bradfield House, Newbridge Road, Kilcullen, Co. Kildare

Directions

W91 XVP1















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