



FADO HOUSE

Derrycrib, Donadea, County Kildare | Ireland

BER C3

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INTERNATIONAL REALTY



FADO HOUSE

An attractive stone built modern country home privately positioned within some 5.58 acres, or 2.26 hectares, off a quiet road and yet extremely accessible, with Dublin city being less than 25 miles, or 40 km away.

Set behind electric gates off a quiet country lane Fado House enjoys superb privacy, little noise and yet deceptively is within easy driving distance of the villages of Prosperous, Enfield, Straffan and Donadea, which is 1.9 miles or 3 km's away. Access to the M4 motorway is from Junction 8, some 6.6 miles or 11 km away, giving excellent access to Dublin city and an approximate driving time of some 30 minutes to Dublin's International airport in off-peak traffic. The university town of Maynooth is 9 miles or 15 km away and has a strong selection of shops, schooling, restaurants, pubs and large town amenities.

The renowned K-Club hotel and golf resort, host to the Ryder Cup in 2006, is just 8.7 miles or 14 km away and has a noted leisure centre. As does the Carton House hotel and golf resort a similar distance away. There are many other golf courses within easy driving distance. Nearby Donadea Forest Park offers walking trails and there is ample equestrian opportunity in the area, the planning permission granted for Fado House including provision for stabling for which the foundation pad is in place.

Approached from a gravelled driveway lined with cherry trees and bordered by the grazing paddock there is a generous parking area in front of the house. A solid timber door leads into a porch, itself leading into a generous reception hall. There is a custom made reclaimed carved timber staircase to the first floor and interconnecting doors to all the principal reception rooms and connection to the kitchen and a guest WC from a back hall. The kitchen, dining and living spaces



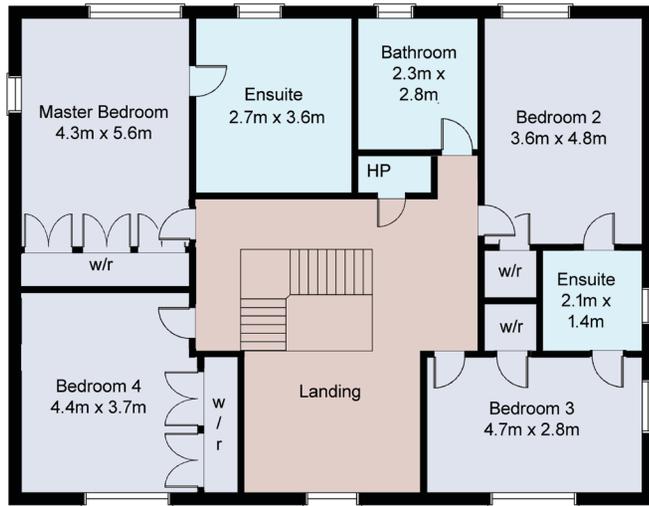
measure 527 square feet or 49 square metres and combine to create a superb open plan living space and linking with an interconnecting sun room becomes a marvellous entertaining suite. The sunroom has large windows facing south and east and French doors on the west elevation link to a generous garden terrace that wraps around the south and west elevations of the house and suitably captures the afternoon and evening sun. A large open fireplace with a solid fuel stove makes the room cosy in more inclement weather. The kitchen includes a large dining space and extends the entire depth of the house, allowing east, west and south light. While a large space the incorporation of slate stone flooring, Shaker country style fitted kitchen units, a traditional AGA cooking range and exposed timber beams the kitchen has a cosy and warm character.

The family room has a large stone chimney piece with a feature bog oak mantelpiece and a cast iron solid fuel stove.

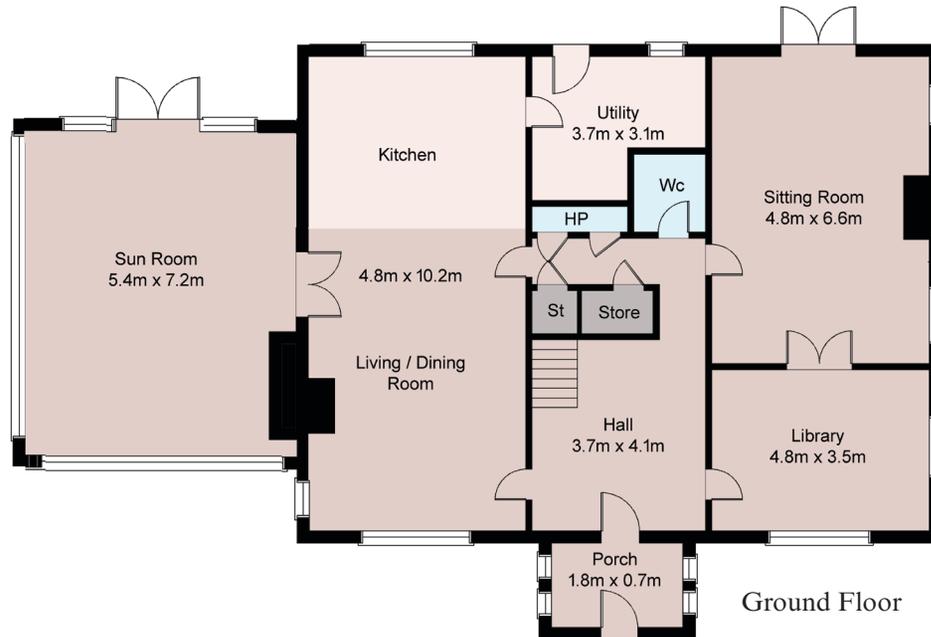
Double French doors link to both the garden terrace and into the study, which has a range of fitted book cases. Upstairs a generous landing leads to 4 bedrooms, all of good sizes.

The master bedroom has its own bathroom. A large family bathroom and a shared bathroom adequately catering for the other 3 bedrooms. All the principal bedrooms benefit from fitted wardrobes, and through the varied use of exposed stone walls, reclaimed 12 inch thick solid oak ceiling beams and coved ceilings each bedroom has a distinct character.

Overall Fado House represents an attractive traditional style country home comprising some 4,628 square feet or 430 square metres of accommodation with the benefit of modern construction and incorporating efficient insulation and heating systems, including underfloor heating throughout the ground floor, to allow contemporary living within a period character.



First Floor



Ground Floor



FADO HOUSE
DONADEA
COUNTY KILDARE

BER C3 *{Building Energy Rating Certification}*
BER: C3. BER No. 104912175
Energy Performance Indicator: 163.61 kwh/m²/yr

Offered for sale on circa 5.58 acres or 2.26 hectares

All showings by appointment only

House | 4,628 square feet or 430 square metres of accommodation

Towns | Donadea 1.8 miles or 3 km, Prosperous 5.8 miles or 9.3 km, Enfield 8.7 miles or 14 km, K. Club (Straffan) 8.7 miles or 14 km, Maynooth 9.3 miles or 15 km, Dublin city centre 24 miles or 39 km

Airports | Dublin International 29 miles or 46 km

Ports | Dun Laoghaire 34 miles or 55 km, Dublin Port 56 miles or 90 km, Rosslare Port 63 miles or 102 km

Trunk Road(s) | M4 motorway intersection Junction 8 – 6.6 miles or 10.7 km

(Measurements and distances approximate)

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