

# Residential

**Coonan**  
PROPERTY



## **Blackwood Farm** Brockagh, Naas, Co. Kildare. on c.1 acre

REA Coonan are delighted to present this fine country residence with exceptional features creating a home of distinction with the added benefit of circa 1 acre of excellent quality land. The original property was built by the Doolery family.

The house was bought by the current owners father in the winter of 1954. The property has been transformed and extended over the years to create a luxurious home in a tranquil country setting yet still very convenient to excellent amenities.

**5 Bed**  
Country Residence  
Extending to  
Approx. 465 sq. m

Guide Price:  
**€599,000**

**Private Treaty**

PSRA No: 003764

# Accommodation

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Blackwood Farm is in the diocese of Kildare and Leighlin and the parish has the second oldest church in the diocese, St. Benignus. There was a penal path travelled by priests so that they could go undetected on their way to say mass, at the mass rock in Lowtown, Allenwood. The house and lands were locally renowned as a dairy farm which originally had its own bottling plant and liquid milk round up to late 1960's when Hughes brothers wanted access to the area and bought the business from the present owners father but it continued as a dairy farm up until 2001. This property is situated in the middle of horse country, 10 miles approx. 15 mins drive from Curragh Racecourse, Naas Racecourse and 5 mins more to Punchestown Racecourse, Leperstown and Fairyhouse is approx. 45 minutes away. Within 15 minutes of the M7 and M9, 20 minutes of the M4, 30 minutes from M50 and Dublin airport is a further 10 mins away.

The property is ideally located close to an excellent selection of schools, shopping and essential amenities in nearby Naas and Clane Towns. The area has good public transport with regular bus routes providing access to nearby towns including Dublin on a daily basis. This property needs to be viewed to be truly appreciated. Strictly by appointment only.

## ACCOMODATION

Entrance Porch	<b>3.15m x 2.41m</b>	Feature 3m high ceiling.
Garden Room/ Cinema Room/Tv Room	<b>5.25m x 5.25m</b>	Surround sound speakers and control panel, picture rail, feature fireplace, cast iron inset and marble base.
Den/Study/Library	<b>8.31m x 4.51m</b>	Natural stone fireplace with Nestor Martin solid fuel stove, bespoke cabinet and book shelves fitted, TV point, phone connection, picture rail, surround sound system.
Living Room	<b>5.02m x 5.00m</b>	Open fireplace with marble inset and a mahogany surround, carpet floor, coving and TV point, fitted blinds and curtains, double doors leading to;





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Master Bedroom	<b>7.35m x 6.60m</b>	Feature marble fireplace with cast iron inset, recessed lights and surround sound.
Walk in Wardrobe	<b>4.81m x 2.91m</b>	Extensive built-in wardrobes and recessed lighting.
En Suite	<b>4.92m x 3.27m</b>	High spec. bathroom with double steam shower, w.c. and bidet, deep plunge Jacuzzi bath, his and hers w.h.b. with integrated storage and marble worktop, non slip tiles, recessed lights, surround sound speakers.
Reception 2 – TV Room/ Home Cinema	<b>10.66m x 5.85m</b>	Marble fireplace, TV points, projector screen and control panel for surround sound, recessed lights, two double French doors leading to rear patio - raised lawn area. Double pivot doors to formal dining room.
Dining Room	<b>5.11m x 9.06m</b>	Marble fireplace, double doors leading to rear garden, recessed lights, surround sound speakers.
Door off to Inner Hall area	<b>5.52m x 4m</b>	With recessed lights.



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**Pantry/Store Room**      **3.26m x 2.16m**      Tiled floor, fitted shelves, cabinets and counter top.

**Kitchen**      **6.61m x 7.52m**      Feature high ceiling (3.62m), solid bespoke old country style kitchen made in Northern Ireland by Strawhill Kitchens, complete with feature centre island with marble counter tops throughout, surround sound speakers, phone and TV points, steam oven and conventional oven (with defrost and baking mode options), coffee maker, plate warmer, 6 ring hob (gas), Belfast double sink.

**Utility Room off kitchen**      **5.33m x 4.35m**      Belfast sink, clothes press, fitted storage with marble counter top, door off to rear and side of house.

**Guest W.C.**      Tiled splash back, w.h.b., w.c., shaver light.





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## UPSTAIRS

### Landing

With recessed lights.

### Bedroom 2

**3.14m x 4.00m**

With TV and phone point.

### Main Bathroom

**3.37m x 2.20m**

Tiled splash back, w.h.b., w.c., shower screen, Mira instant shower.

### Inner Landing area

Velux window, door leading to roof top, garden with decking offering views of landscaped lawns

### Bedroom 3

**4.64m x 3.71m**

With TV and phone point.

### Bedroom 4

**3.07m x 4.00m**

With TV and phone point, BIW.

### Bedroom 5

**4.35m x 3.30m**

With TV and phone point.





# Additional Information

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- Extends to approx. 127 sq. m (1,365 sq. ft.)
- Extends to approx. 5000 sq. ft. (465 sq. m)
- PVC Facia and Soffit
- Side agricultural entrance
- Haybarn
- Oil heating
- Garden pond with Koi fish
- Outside water tap
- Mains water
- Pump house with well option
- Reserve water tanks serving house
- Septic bio cycle since 2009
- Electric gates
- Originally built in 1790
- New extension in 2009
- High spec. refurbishment

- House is serviced by the Business Eireann 120 route connecting to Dublin City Centre hourly
- Three primary schools nearby (Coill Dubh, Timahoe and Staplestown)
- Extensive out buildings offer excellent potential to extend

## Included in the Sale

Carpets, light fittings, fitted blinds and integrated appliances.

## Viewing

By appointment.

**BER**

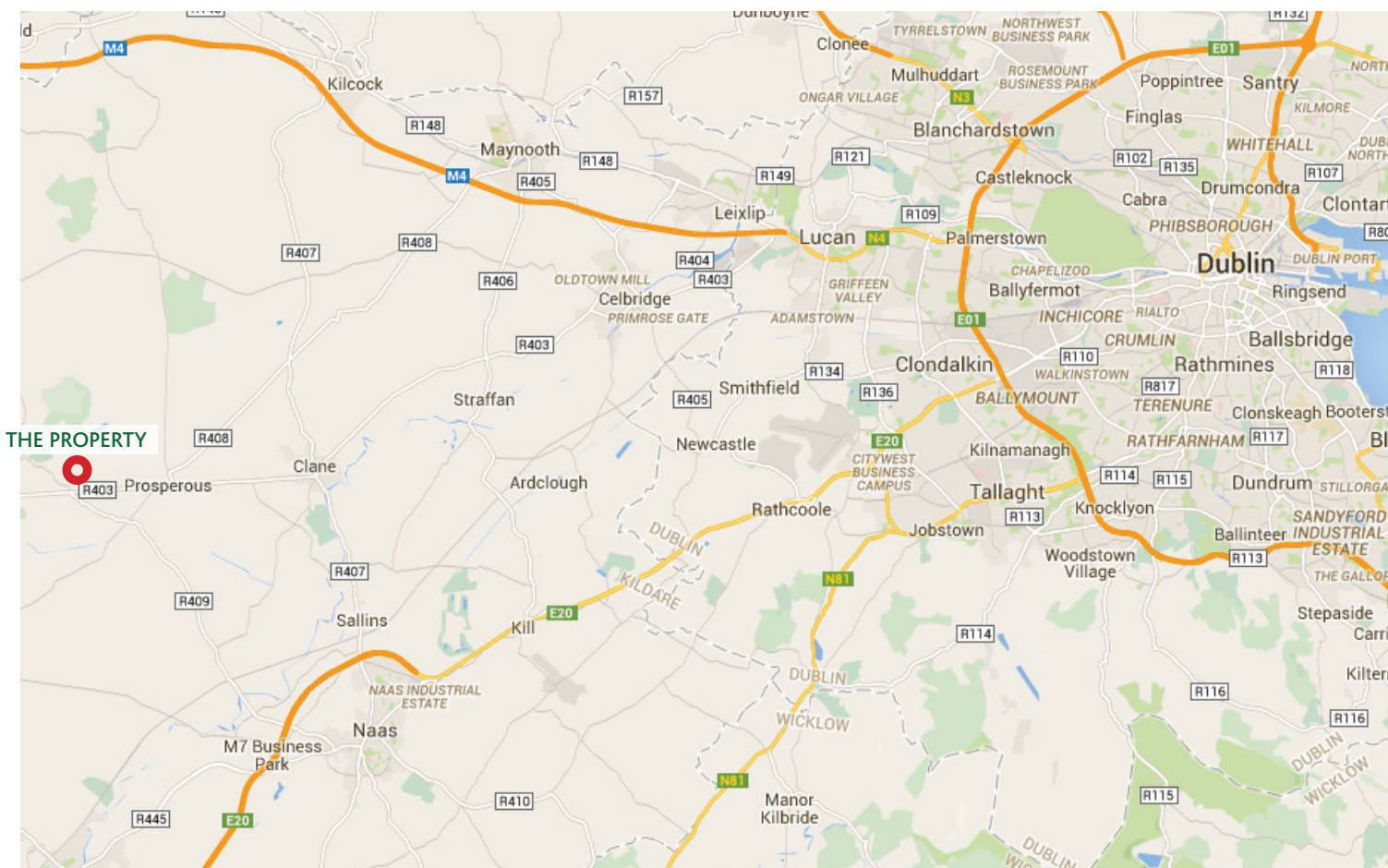
**BER C1**





# Directions

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## Contact Information

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