

# Residential



## Brookville House, Highfield, Carbury, Co. Kildare - on c. 180 acres

Brookville House is an imposing Georgian Period residence surrounded by mature trees in a wonderful peaceful setting. The residence which was tastefully renovated in 2009 consists of 5 ensuite bedrooms,, entrance hall, sitting room, drawing room, kitchen/dining room, TV room, utility office boot room and cloakroom. It is approached via a set of stone piers with a long curved driveway through stands of mature tree's in a adorable parkland setting. To the rear of the house is an attractive stone courtyard with stables, barns etc. The lands which surround the house are all in pasture and have undergone extensive drainage and reseeding in the last 7 years.

Brookville House on 180 acres of rolling lands is a superb property and viewing by appointment is highly recommended.

Public Auction

June 22nd in the Glenroyal  
Hotel Maynooth at 3pm

# Accommodation

Brookville House which was originally built in 1732 is approached through wrought Iron gates on a gravel based drive way which is surrounded by mature hardwood trees in a wonderful parkland setting. The house itself which was extensively renovated in 2009 is presented in excellent condition throughout and boasts a host of attractive features such as working window shutters, newly installed sash windows, deep thread staircase with mahogany banister and solar panels. Renovated thoroughly Brookville has managed to maintain its period feel but with modern changes making it an ideal family home. Outside is an almost intact walled garden, a most attractive courtyard with cobble stoned buildings and a working farmyard with cattle and machinery sheds. The lands which have been re-seeded and drained contain a network of farm roadways throughout are ideally set up for almost any farming enterprise.

**Entrance Hall**

Dado rail, tongued & grooved timber floor.

**Sitting Room**

Cast iron fireplace, shutters, replacement shutter windows, coving & cornicing, door to cloak room/scullery.

**Lounge**

Marble fireplace, tongued & grooved timber floor, double door to...

**Kitchen/Dining area**

Tiled floor, wall & floor units, marble counter top, Belling fridge, double doors to patio area.

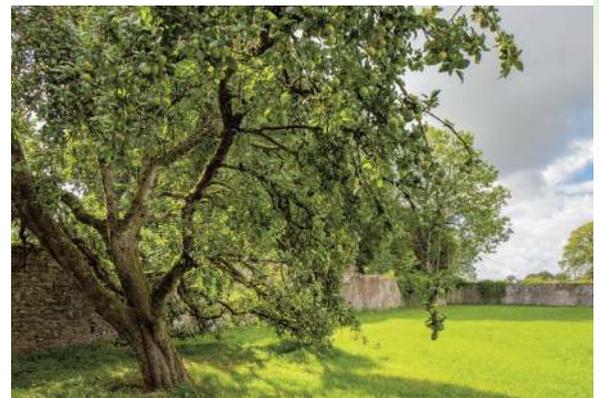
**Sun/TV Room**

Part panelled walls, down lighters, tiled floor.



# Accommodation

<b>Utility Room</b>	Wall & floor units, plumbed for washing machine, wooden floor, sink & draining board.
<b>Office</b>	Tiled floor
<b>Bathroom</b>	W.C. & W.H.B., free standing bath, fully tiled wall& floor.
<b>Scullery/Cloakroom</b>	Hot press, solar panel controls, closet.
<b>Bedroom 1</b>	T& G floor, coving & cornicing, window shutters.
<b>Ensuite</b>	W.C. & W.H.B., shower unit, extractor fan.
<b>Bedroom 2</b>	Window shutters, T & G floor.
<b>Ensuite</b>	Shower, W.C. & W.H.B., tiled floor, part tiled walls.
<b>Bedroom 3</b>	T&G floors, cast iron fireplace.
<b>Ensuite</b>	Tiled floor, part tiled walls, tiles shower, W.C. & W.H.B., extractor fan.
<b>Bedroom 4</b>	Wooden floor, Velux window.
<b>Dressing Room</b>	
<b>Ensuite</b>	W.C. & W.H.B., tiled wet area.
<b>Bedroom 5</b>	T&G floor, coving & cornicing.
<b>Ensuite</b>	W.C. & W.H.B., shower unit, fully tiled wall & floor.



# Accommodation

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# Additional Information

## Additional Information

- Replacement sash windows
- Walled Garden
- Mahogany banisters, deep thread staircase
- Dual fuel system
- Solar panels
- Alarmed
- Phone watch alarms
- Smoke alarms
- Bio-cycle tank
- Well water
- Iron gates long curved driveway- gravel

- Originally built in 1732 and renovated completely in 2009
- Courtyard

## BER

D1

Ber no: 107927451

Energy performance 227.5 kWh/m2/yr

## Included in the Sale

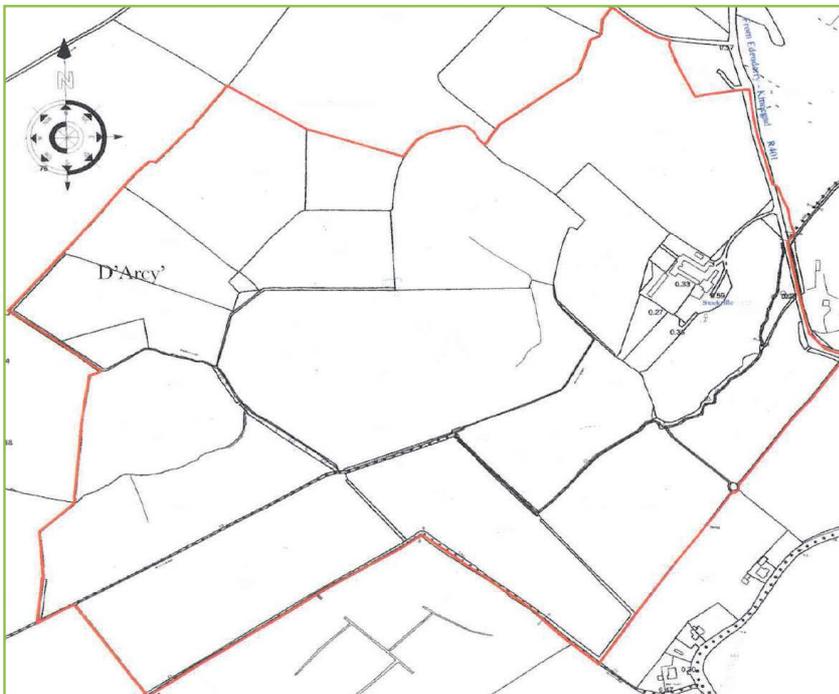
Included in the Sale.

## Viewing

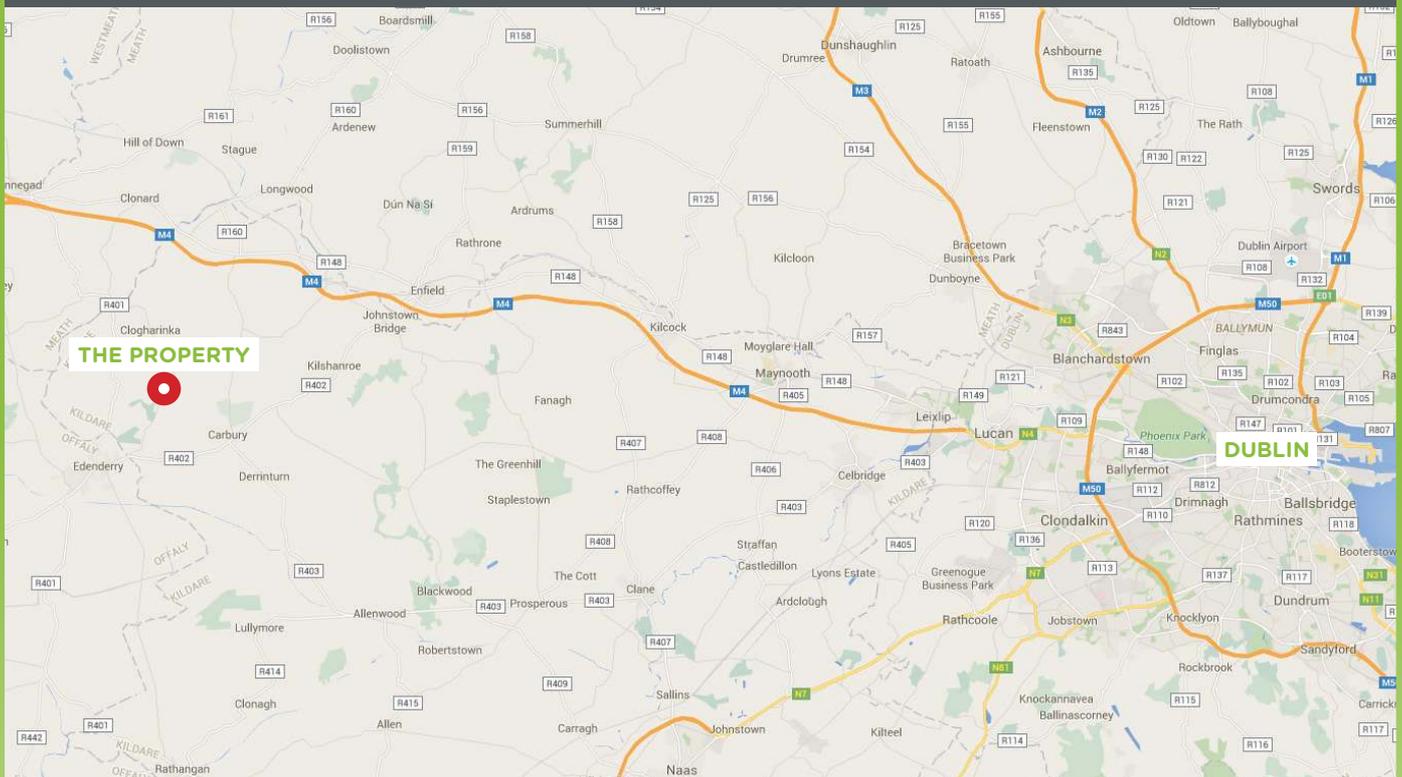
By prior appointment at any reasonable hour.



# Additional Information



# Directions



## Directions

From Edenderry take Broadford/Clogherinka Road for 3km. Take left turn past Highfield Golf Club and farm is on left hand side identified by for auction signs.

From Dublin Take M4 motorway. Proceed to Enfield and take the R402 Enfield-Edenderry road. Proceed for 10km and take right (L1005) turn in Carbury village. Proceed straight on for 1km and take left (signed Highfield Golf Accommodation). Continue for 4.5km to crossroads. Go Straight through and continue for 1km and Brookville house is on Left hand side.

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