



# ‘Highlands’

Detached Residence On C. 5 Acres / 2.02 Ha.,  
Tinnycross, Ballymore Eustace,  
Co. Kildare, W91 D6K6.



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5



339 Sq.Mt.



(045) 865 568



[www.jpmdoyle.ie](http://www.jpmdoyle.ie)



## For Sale by Private Treaty

### LOCATION

Highlands is an attractive dormer residence in a quiet sylvan setting yet within walking distance of the charming village of Ballymore Eustace. Ballymore Eustace is a quaint country village neighbouring with Naas and close to the Wicklow border, nestling on the banks of the River Liffey and Blessington Lakes. The Blessington Lakes offer a host of activities including fishing, sailing and kayaking and for the golf and equestrian enthusiast there are plenty of golf clubs and riding centres to choose from. Punchestown racecourse which is 5km (3.5 miles) away is the home of Irish National Hunt Racing. Ballymore Eustace has three excellent shopping towns close by, Naas with its range of restaurants, shops, shopping centres, boutiques, cinema and schools, Blessington which is closer but would be the quieter option and Newbridge which has a train station, the Whitewater Shopping Centre, restaurants and schools.

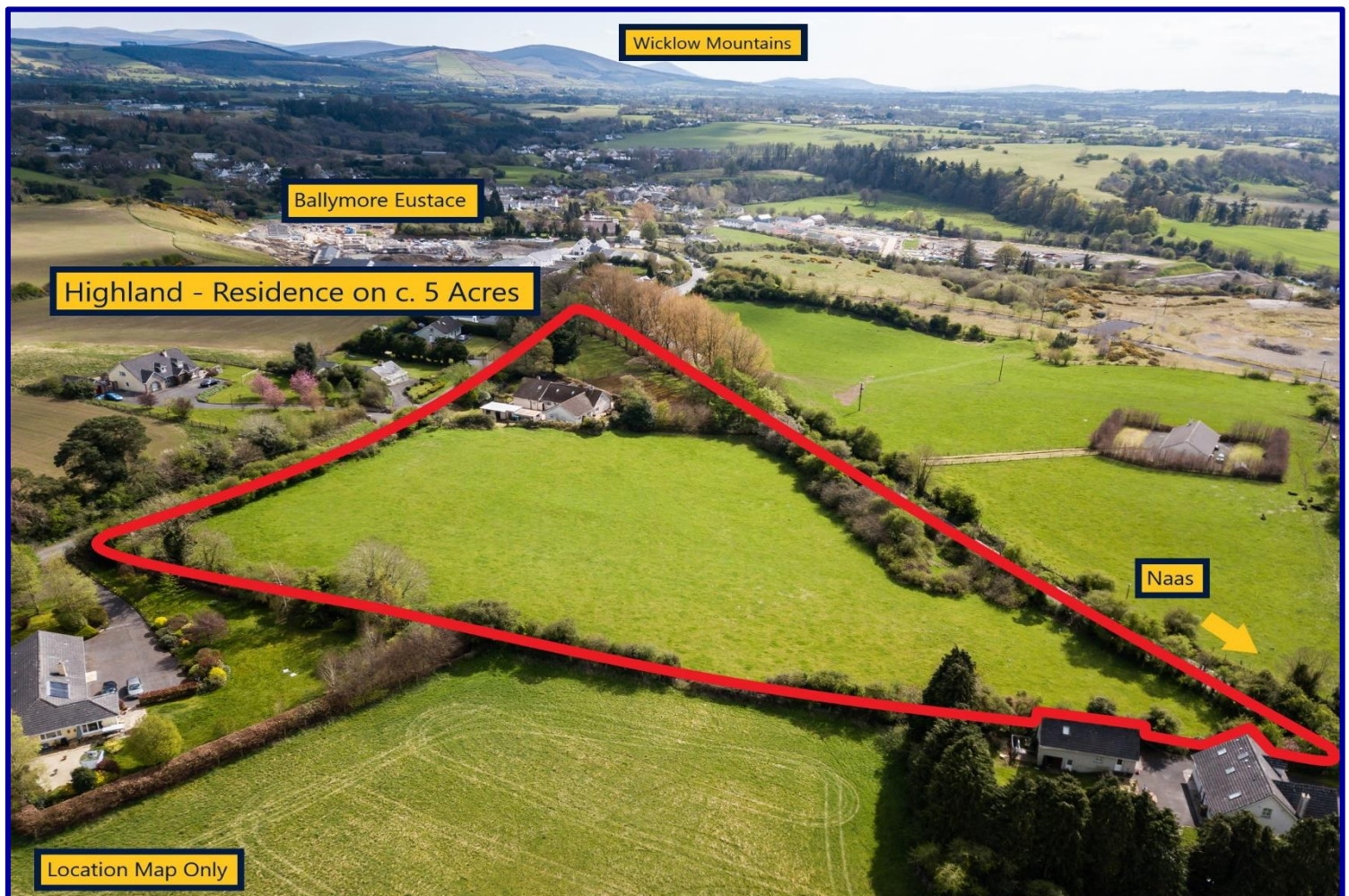
**Blessington:** c. 7kms.

**Naas:** c. 8kms.

**Dublin:** c. 37kms.

### DESCRIPTION:

Through wrought iron gates sitting elevated on its grounds, Highlands is a truly unique home, oozing charm and character with generous proportions. On entering you are greeted with a welcoming hallway and to the right, a cosy living room with dual elevations and French doors to gardens. At the other end of the house you will find the formal drawing room with a large picturesque window overlooking the tennis court and gardens. These rooms both have open fires as does the cosy snug/reading room which leads off the dining room. The kitchen is a country style kitchen with tiled flooring and overlooks a sunny aspect courtyard at the rear. A long corridor allows for a large utility room and guest W.C. off. There are four bedrooms downstairs with the master bedroom being en-suite. A large family bathroom completes the accommodation downstairs. Upstairs there is a shower room with store room off, two bedrooms and one with large dressing room off. This is a beautiful family home, the likes of which are rare to come to the market. Early viewing is advised.

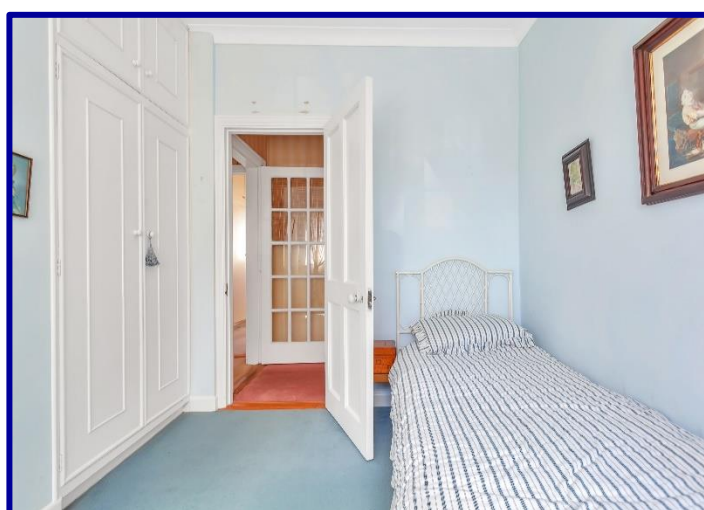
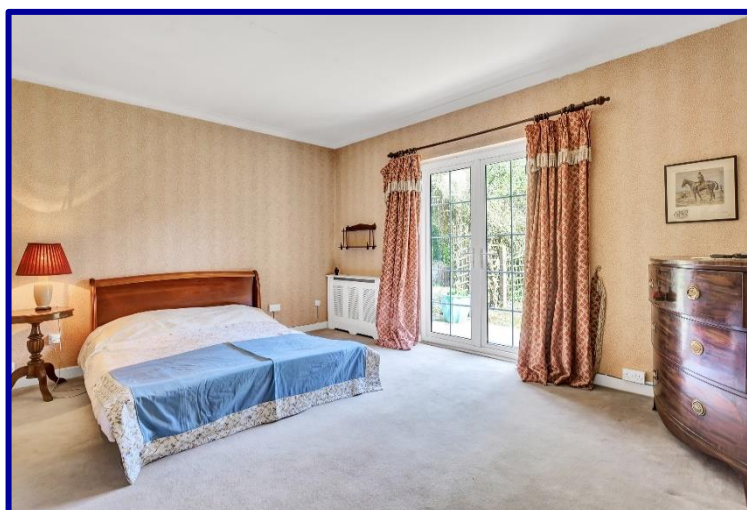






## **ACCOMMODATION**

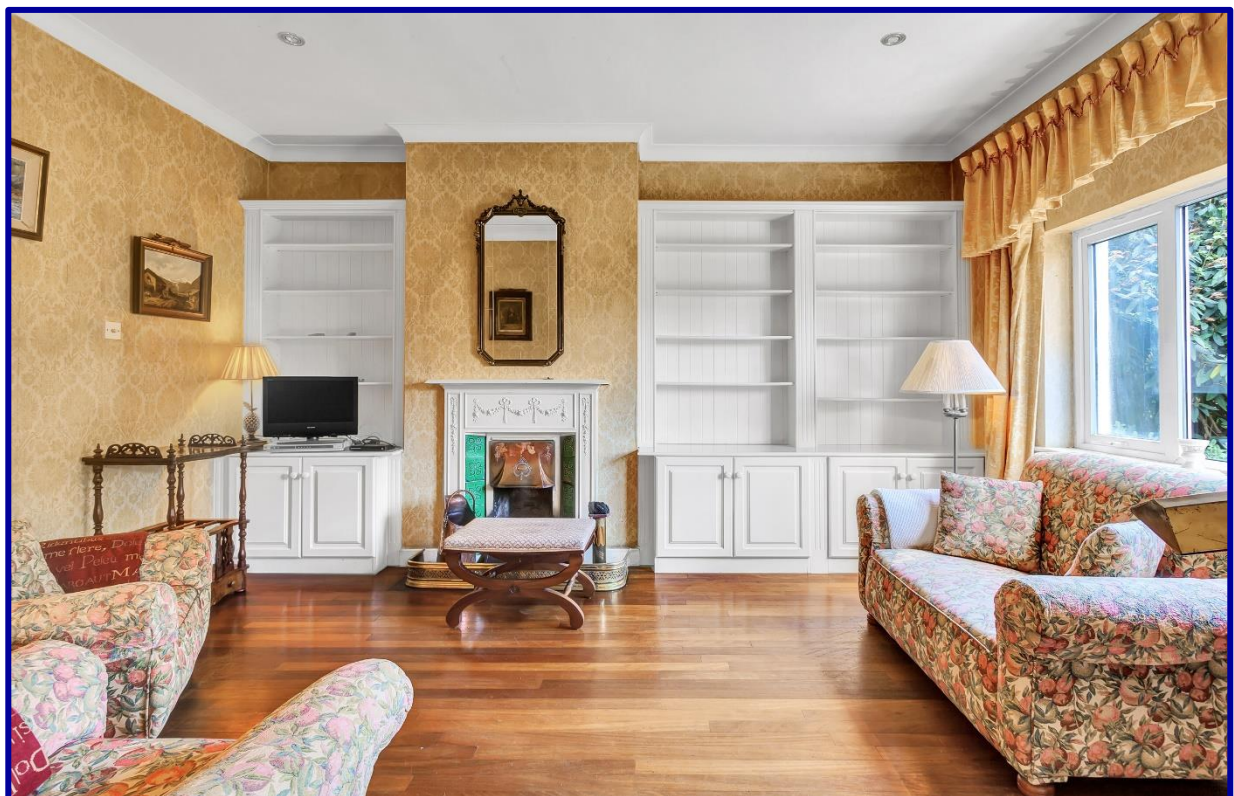
<b>Entrance Hall</b>	5.60m x 2.01m.	
<b>Living Room</b>	4.38m x 4.24m	With fireplace & french doors to garden.
<b>W.C.:</b>	3.64m x 1.19m	With W.C. & W.H.B.
<b>Bedroom 1 Front:</b>	5m x 4.39m	With built in wardrobe & En-Suite.
<b>En-Suite:</b>	3.87m x 1.94m	With shower, bidet, W.C. & W.H.B.







<b>Bedroom 3 (Back)</b>	3.68m x 3.48m	With built in wardrobe.
<b>Bedroom 4 (Front)</b>	3.22m x 2.85m	With built in wardrobe.
<b>Bathroom</b>	3.63m x 2.01m	With bath, W.C. & W.H.B. Built-in shower cubicle/ Double hotpress.
<b>Drawing Room</b>	5.86m x 4.53m	With feature fireplace & large picture window.







<b>Antre Room</b>	2.89m x 2.79m	
<b>Kitchen</b>	4.05m x 3.38m	With fitted kitchen units, tiled flooring & splashbac. Opening to:-
<b>Dining Room</b>	4.74m x 4.15m	With tiled floor & french doors to gardens.
<b>Pantry Room</b>	4.59m x 3.64m	With fireplace & wooden flooring. Built-in bookshelves.
<b>Rear Hallway</b>	4.83m x 1.6m	With panelling & tiled floor. Doors to rear garden.
<b>Utility Room</b>	4.48m x 3.25m	Plumbed for washing machine.
<b>W.C.:</b>	3.22m x 2.69m	With tiled floor, W.C. & W. H.B.







## UPSTAIRS

<b>Landing</b>	3.81m x 2.26m.	With Velux Window.
<b>Attic Room 1:</b>	6.07m x 2.70m.	
<b>Attic Room 2:</b>	5.40m x 2.50m.	
<b>Attic Room 3:</b>	5.45m x 3.82m.	With fitted wardrobe.
<b>Shower Room:</b>	3.85m. x 2.75m.	With shower, W.C, & W.H.B.
<b>Attic Room 4:</b>	3.96m x 3.04m.	With wooden floor.







### **OUTSIDE:**

- Attractive tree line paddock with extensive road frontage onto two roads.
- Stables.
- Tennis Court.
- Front gardens with Patio.
- Rear courtyard.





**SERVICES:**

Water: Mains.

Sewage: Septic Tank

Heating: Oil Fired Central Heating.



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**D2 (114728900)**

**PRICE REGION:**

**€750,000**



**NEGOTIATOR**

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