



*Sliabh Luachra, Tipper North, Naas, Co. Kildare, W91 K5CY.*

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Tipper North,  
Naas, Co. Kildare,  
W91 K5CY.***

***A truly exceptional  
residence nestled on 1.15  
acres approximately of  
meticulously landscaped  
gardens.***

***Asking Price €1,100,000***

***For Sale by Private Treaty***

***Viewing strictly by  
appointment***

***Selling agents  
Sherry FitzGerald  
O'Reilly***

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Sherry FitzGerald O'Reilly are delighted to present Sliabh Luachra, a truly exceptional residence nestled on 1.15 acres approximately of meticulously landscaped gardens. This magnificent home, located on the Tipper Road, combines the peace and privacy of a countryside retreat with the convenience of being just minutes from the heart of Naas.

This is a home of distinction, designed with a commitment to quality and style. Sliabh Luachra boasts a light-filled interior featuring spacious, elegant rooms and bespoke fixtures and finishes. The property is a haven for entertaining, with multiple reception rooms seamlessly flowing onto the covered veranda and expansive patio. It offers four generous bedrooms, all with ensuite.

A separate office/den provides a versatile space, constructed to the same high standards as the main house. It offers the potential to be adapted to suit various needs, from a home office or creative studio to further accommodation.

In a coveted location, Sliabh Luachra is just a five minute' drive from the centre of Naas town which offers a wealth of amenities including excellent boutiques, fine dining, Theatre, cinema, hospital and schools. For racegoers, the Naas racecourse is practically on the doorstep while Punchestown is a short drive away. Local sporting facilities include the Craddockstown Golf course, Naas Rugby club and Toberton Lodge Riding school, all just a short drive from this home.

This property is perfectly located for the commuter, with convenient access to the M7 motorway and public transport options including the Arrow rail service in Sallins and Luas at Citywest.

## Accommodation

**Entrance Hallway** 6.81m x 4.58m (22'4" x 15'): The grand entrance hall welcomes you with its striking marble flooring and distinctive chandelier overhead. The space is bathed in natural light, offering delightful rear garden views. Exquisite Victorian-style cast iron radiators add to the charm of this space.

**Sitting Room** 6.93m x 4.74m (22'9" x 15'7"): Bathed in natural light from windows on all four sides, the luxurious sitting room offers an inviting atmosphere. Exquisite panelling and wallpaper adorn the walls, complemented by central and wall lighting and a solid oak floor adds warmth underfoot. A focal point of the room is the impressive antique Georgian marble and cast iron fireplace. Built-in bespoke bookcases provide storage while double doors lead to the dining room and another to the covered veranda and patio.





**Dining Room** 4.44m x 3.57m (14'7" x 11'9"): The formal dining room boasts a Waterford crystal chandelier and twin wall lights. French doors lead from here to the veranda.

**Family Room** 5.68m x 4.22m (18'8" x 13'10"): This elegant room is a haven of light, with windows offering charming garden views and French doors to the garden creating a lovely flow between the spaces. A stunning Georgian marble fireplace is to centre, while a chandelier and wall lights illuminate the room.

**Kitchen/Living Area** 8.65m x 6.5m (28'5" x 21'4"): Truly the heart of this home, the kitchen is a substantial and welcoming space. The handcrafted, hand painted, oak in-frame kitchen cabinets by craftsman Noel Fay are complemented by a luxurious hardwood worktop. Display presses, wine and plate racks, offer practicality, while a marble tile splashback and travertine tile floor add a touch of elegance. The Aga, with its charming over mantle, is the focal point of the kitchen, providing warmth and character. Integrated appliances include a dishwasher, microwave, double oven, and gas hob. The large island combines a food prep sink, wine rack, ample storage and seating for casual dining. The living area is warmed by a cast iron fireplace and from here, a door leads to the family room.





**Pantry** 1.73m x 1.73m (5'8" x 5'8"): Lined with oak shelving.

**Utility Room** 3m x 2.45m (9'10" x 8'): The utility is fitted with lots of storage presses and houses the fridge freezer, washing machine and dryer and the Beam vacuum system. With door to garden.

**Guest WC** 1.96m x 1.48m (6'5" x 4'10"): Off the hallway, the guest wc offers an opulent console in wrought iron and marble, topped with a marble basin vessel and complemented by striking wallpaper to walls.

**Hallway** 7.54m x 1.24m (24'9" x 4'1"): With large walk-in hotpress off.



**Bedroom 1** 4.54m x 3.87m (14'11" x 12'8"): This is a large double bedroom to front, with a lovely arched window. It has a carpet floor, en-suite and dressing room.

**Dressing Room** 3.38m x 2.29m (11'1" x 7'6"): With hanging rails and lots of oak shelves.

**En-Suite Bathroom** 3.33m x 2.35m (10'11" x 7'9"): The en-suite bathroom is fitted with a suite of Jacuzzi bath, quadrant shower unit, wc, bidet, heated towel rail and marble topped vanity unit. It is beautifully tiled, with mosaic tiling surrounding the bath, porcelain tiles to walls and natural stone tiled floor with underfloor heating.

**Bedroom 2** 4.9m x 3.06m (16'1" x 10'): This is a very spacious bedroom of dual aspect, with carpet floor and handcrafted wardrobes by Noel fay fitted furniture.

**En-Suite** 1.74m x 1.64m (5'9" x 5'5"): With wc, wash basin, corner shower and attractive tiling to walls and floor.







**Bedroom 3** 3.78m x 3.47m (12'5" x 11'5"): This is a bright room with rear view, carpet floor and bespoke fitted wardrobes.

**En-Suite** 1.95m x 1.55m (6'5" x 5'1"): With tiled walls and floor, this en-suite comprises a corner shower, wc and wash hand basin.

**Bedroom 4** 3.78m x 3.75m (12'5" x 12'4"): This is a generous double room with carpet floor and a handcrafted range of fitted wardrobes.

**En-Suite** 1.85m x 1.64m (6'1" x 5'5"): The en-suite includes a modern suite of wc, wash basin, corner shower unit with porcelain tiling to floor and walls.



## Special Features & Services

- Built 2006 by Pat Doran Builders.
- Extends to 285m<sup>2</sup> approximately and set on 1.15 acres approximately.
- Beautiful, mature woodland setting.
- Many versatile reception rooms.
- Separate office/Den onsite suitable for a variety of uses.
- 9.5ft high ceilings throughout.
- Oil fired central heating.
- Hardwood double glazed windows.
- Solid doors throughout.
- Kitchen and all wardrobes crafted by Noel Fay Fitted furniture.
- Electric gated entrance and separate pedestrian entrance.
- Antique Georgian fireplaces.
- Fitted alarm system.
- Granite sills.
- Registered septic tank.
- Quality carpets, light fittings, shutters, curtains and blinds included.
- All appliances included.
- Upvc soffit and fascia.
- Gravel drive with parking for 8 cars.
- Stone built wall to front of property.
- Large stone patio area with barbeque and covered veranda with direct access from 3 reception rooms.
- Two wooden garden sheds included.
- Five minute' drive to Naas town centre with its many boutiques, bars, shops, schools, restaurants, theatre, cinema and many sporting and leisure facilities.
- Close to Junctions 8 and 9 of the M7, and just 10 minute drive to the Arrow station in Sallins for trains to Heuston and the Docklands, 15 minute drive to Citywest Luas stop.
- Office/Den extends to 51m<sup>2</sup> approximately.

**Outside - Office/Den** 7.2m x 7.2m (23'7" x 23'7"): This property boasts an excellent feature – a separate office/den, perfect for a variety of uses. Constructed to the same high standards as the main house, this large, adaptable space could be used as a dedicated home office, creative studio or further accommodation. It offers its own independent hot water unit, alarm system and heating, it is wired for a cooker and has a solid oak floor. For convenience, it has an ensuite with wc and wash hand basin (1.71m x 1.1m).



**Gardens** Arrive at Sliabh Luachra and be captivated by a serene woodland setting. A winding gravel path invites you to explore through the large, secluded woodland, where towering chestnut, silver birch, yew, oak, apple, and maple trees create a canopy. The woodland, driveway and house are surrounded by beautifully landscaped borders featuring a rich tapestry of shrubs, trees and perennials, including hydrangea, hostas, and fern trees.

At the heart of the garden lies a vast stone patio. Complete with a brick-built barbecue and soothing water feature, this space is ideal for alfresco dining and entertaining. The covered veranda offers an extended outdoor living space, perfect for enjoying the garden regardless of the weather. To the rear, a perfectly manicured lawn stretches towards views of the open countryside.

**BER** BER B3, BER No. 117577767



### Directions

From Naas town take the Blessington Road R410, Then take the next left onto the Tipper Road. After The Paddocks, you will see a fork in the road and take the right. Travel for 1km. pass a green gated entrance on the left and turn into the next entrance on the left.

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