



OUTSIDE:

THE YARD:

- Enclosed and concreted with outside power point.
- Converted gym / music room - wired for satellite T.V. and surround sound.
- Log shed – well stocked with timber.
- Separate enclosed area for dustbins, etc.
- All outbuildings are individually lit, and there is ample yard lighting.
- Water is laid on.
- 2 boxes.

THE GARDENS:

Designed by Arthur Shackleton, the gardens are a feature of the property, blending sympathetically with the surrounding countryside. There are many deciduous trees along the boundary, with a profusion of spring flowering bulbs, blossoms and wild flowers, followed throughout the year by tasteful mixed borders. The gardens are mainly lawns with beech hedges and specimen trees; while a small apple orchard leads to an attractive wooded walk at one side. A small stream fed by several springs flows through one end, and the drive is edged by a colourful Rugosa rose hedge.



THE PADDOCK:

The paddock is post and railed with three aluminium gates and a self-filling water trough. It is sheltered by mature hawthorn and beech hedges, with a small mixed plantation at one end.





SERVICES:

- Oil fired central heating.
- Energy efficient condenser boiler.
- Septic tank drainage.
- Eircom phonewatch monitored alarm system.
- Broadband.
- Sensor and full range of outdoor lighting.
- Piped multichannel TV.
- Ulster velvet carpets throughout.
- Water supply – Gormanstown Private Scheme.

GENERAL:

There is full planning permission in place for an orangery, downstairs office and large guest bedroom with ensuite. This is a delightful family home, presented in immaculate decorative order throughout. It is situated in a very picturesque area on the Kildare/Wicklow border, yet is convenient for the City. Other stud farms nearby include Ardenode, Gilltown, Sallymount and New Abbey, as well as the Harristown Demesne.

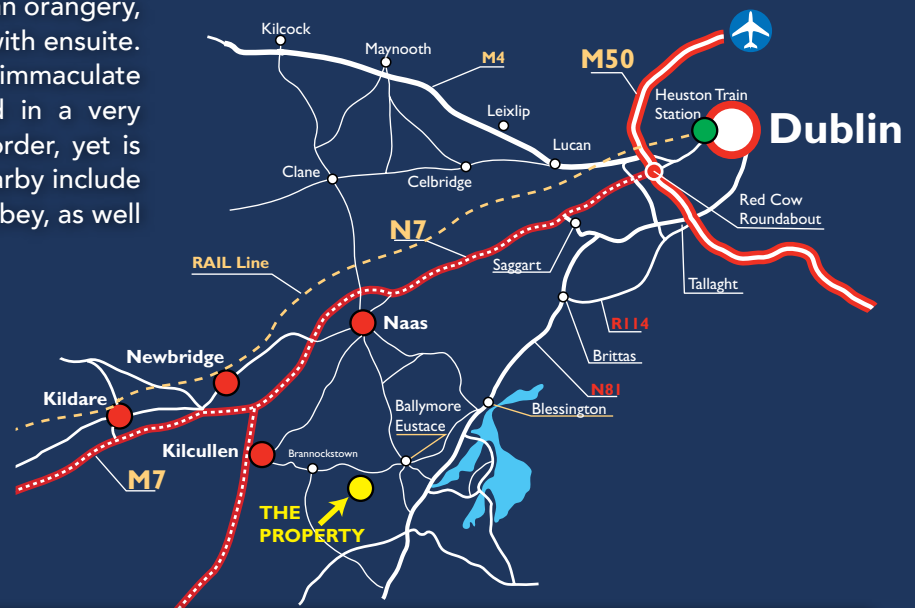
SOLICITOR:

Kate O'Connor
Beauchamps,
Riverside 2,
Sir John Rogersons Quay,
Dublin 2

DIRECTIONS:

FROM NAAS; proceed out to Brannockstown, go through the village heading in the Dunlavin direction for 1.5km, turning left at the bend where the road continues right, proceed for 2.3km and the house is on the left hand side.

FROM BALLYMORE EUSTACE; proceed out the Ardenode road for 1.1km to Ardenode crossroads, take the 2nd left at crossroads (veer left) and proceed for 2¹/₄ km to crossroads, turn right and property is 200m, 1st on right hand side.



VIEWING STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS



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Springfield House

BRANNOCKSTOWN, NAAS, CO. KILDARE.

A Beautiful Georgian Style Home on c. 3 Acres of Mature Gardens and Paddock with 2 Boxes. Magically Set Overlooking Ragusa Stud in Well Timbered Countryside with Commanding Panoramic Views of the Wicklow Mountains.



JORDAN 

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Springfield House

BRANNOCKSTOWN, NAAS, CO. KILDARE.



“Springfield House” is a charming residence approached through electric gates to a gravel driveway leading up to the house set amid 3 Acres with Paddock to front and 2 boxes.

The property has landscaped gardens with shrubs, flower beds and enclosed by trees offering a haven of peace and tranquility. Surrounded on three sides by Regusa Stud it has a most pleasant outlook over mature stud parkland with far reaching views of the Wicklow Mountains to the East.

Designed by the well known Architect Jeremy Williams, and built in the late 1980's in the style of a Georgian Villa the house has all the modern conveniences yet retains charm and character in its natural setting. The simple yet elegant style blends unobtrusively into the mature grounds.

- Ballymore Eustace 2 1/2 miles
- Naas 9 miles
- Dublin 28 miles
- Punchestown 7 miles
- Rathsallagh 15 mins
- Dublin Airport 50 mins
- Blessington Lakes 15 mins

Springfield House has c. 2,300 sq.ft. of well proportioned living accommodation, approached through recessed entrance with electric gates to a gravelled driveway.

Shopping is well catered for in nearby Naas, Newbridge and The Kildare Village. Sporting activities in the area include golf at Tulfarris, Rathsallagh, The Curragh and Naas. Springfield House is in the heart of Kildare Hunt country, with many racecourses, including Punchestown, The Curragh and Naas a short distance away. Kill International, Kildare International, Calliaghstown and Coilog Equestrian Centres are all within easy reach. Fishing is available on the nearby River Liffey and Blessington Lakes, which also provide facilities for sailing and other water sports. The well known Ballymore Inn Restaurant and Rathsallagh Country House and Golf Course are nearby.





THE ACCOMMODATION INCLUDES:

Bright Entrance Hall: 4.3m x 2.78m

With open staircase and 19ft ceiling, large fan light window. Large walk-in cupboard with alarm control panel, shelves and coat hooks. Two radiator cabinets, wall lights and telephone point.

Drawing Room: 7.60m x 4.44m

With marble fireplace, maple flooring, cornice, radiator cabinets and 9ft. ceiling. Large windows at both ends.

Dining Room/Family Room: 5.24m x 4.30m

With large bay window overlooking stone terrace and gardens, cornice, window seats with storage, fireplace with limestone surround and 9ft. ceiling. Fitted bookshelves and radiator cabinet.

Bright Spacious Country Kitchen: 5.52m x 4.44m

2 windows, 2 oven oil-fired Aga cooker, tiled floor, built-in high quality ground and eye level presses, worktops with lights over, sink unit, bookshelves, integrated Miele dishwasher, large double radiator.

Utility Room: 3.02m x 2.16m

Tiled floor, fitted presses, plumbed for washer/dryer, integrated fridge/freezer and storage cupboard.

Cloakroom:

Fully tiled with Villeroy and Boch whb, wc, Hansgrohe fittings, mirror, cabinet and ladder radiator.





ACCOMMODATION CONTINUED:

Staircase:

Timber staircase rising from two feature limestone steps, leading to landing with large hot press with shelves. Radiator cabinet.

Master Suite: 5.25m x 4.49m

Superb views to Wicklow Mountains. Radiator cabinet.

Ensuite:

Power shower, Villeroy and Boch whb and wc, mirror and cabinet, towel rail over radiator, tiled floor and partially tiled walls. Views over stud.

Bedroom 4/Dressing Room: 3.85m x 2.30m

Large built in wardrobe with shelves. Views over stud.

Bedroom 2: 4.47m x 4.13m

Built in wardrobe with shelves, exceptional views.

Bedroom 3: 4.43m x 3.40m

Built in wardrobe with shelves, views over stud.

Bathroom:

With Villeroy and Boch bath, whb with mirror cabinet, wc, storage cabinet, tiled floor and partially tiled walls, towel rail over radiator. Views over stud.

