

An extended and renovated cottage  
built in 1847

Calliaghstown Cottage, Calliaghstown Lower, Rathcoole, Co Dublin, D24 HT72

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## About this property

Calliaghstown Cottage is a charming Period Home which has been renovated and extended to create a fine family home. The accommodation briefly comprises Entrance hall, Living room, Large open plan kitchen/dining room, Cloak room, Shower room, Utility room, four double bedrooms, family bathroom and a two story detached block-built garage with ample storage room.

Entering the property through the entrance hall, which is completed with a solid fuel burning stove, you have access to the living room to the right-hand side and bedroom four to your left. The sitting room has a twist of elegance with its broad built-in bookshelves, solid fuel burning stove, set in a marble surround, with mantle and ceramic tile hearth.

From the entrance hall there are steps to a the large and modern open plan kitchen/dining room with painted, fitted high and low shaker units, a Belfast sink unit, and a Stanley oven/hob. The kitchen is connected to a utility room, which may be used as a pantry if required and there is also a cloak room and a shower room on this level too. Towards the dining end of the room, you have access to the gardens through double

French patio doors. This bright room is complemented with a solid fuel burning stove, ideal for cold winter nights.

On the second floor there is a large master bedroom suite and a further two double bedrooms, both benefiting from their south facing position and their dual aspect to ensure maximum natural light within the rooms. The master bedroom is also fitted with four skylights, again to maximize natural light. Both bedrooms also have exposed floorboards which have been well maintained to add to the country charm of the home.

There is also a two-story, detached block-built building which could be used as an office, study or guest accommodation if necessary (subject to the necessary planning permission). This building features arched double doors, running water/electric/sewage and an EV charging port. To the ground floor there is a WC and ample storage space, currently being used as a workshop. . Set on approx. 0.7 acre of gardens with mature trees and well-planted herbaceous borders, this property offers a buyer the opportunity to acquire a piece of history in a beautiful, quiet setting.

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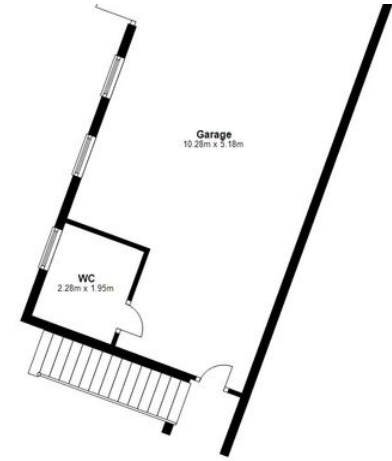
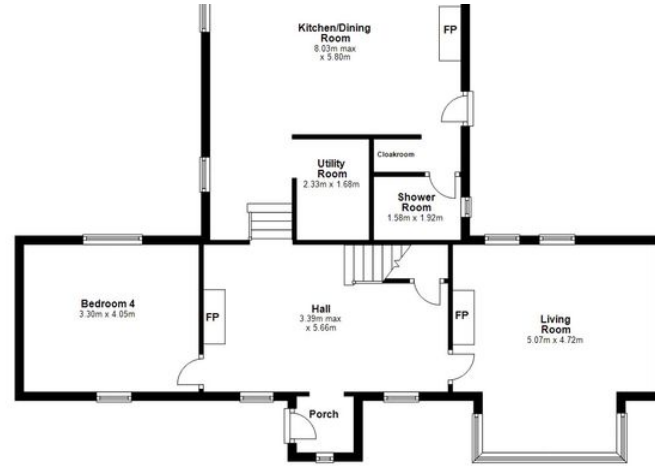
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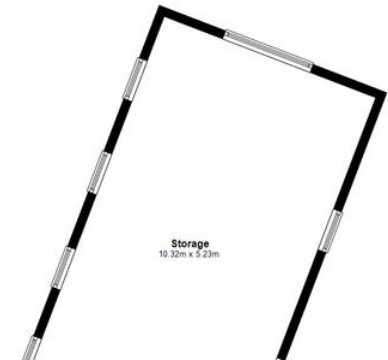
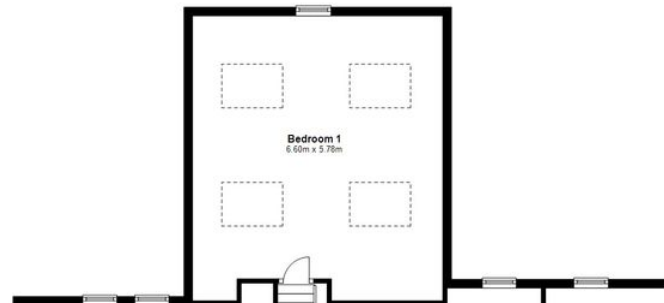
## Plans

 2,055 sq ft

 1 acres



**First Floor**  
Approx 919 sq. metres



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## Local Area

Calliaghstown Cottage is situated in an excellent location on the border of County Dublin and County Kildare, with convenient access to the N7 which links Dublin to Cork and Limerick. Rathcoole is situated 4km from the house and has a range of shops and services for everyday requirements. Dublin City Centre is 28km distant, while Dublin Airport is 33km away via the M50. The home is about 6km from Saggart Luas Station and there are well connected bus routes from Rathcoole.



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## Property Details

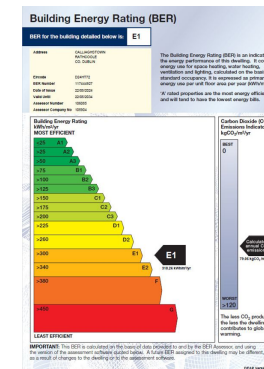
### Key Features

- Idyllic country setting
- Large garage / workshop
- potential for further conversion (S.P.P.)
- Presented in superb order
- Just a few minutes to Rathcoole and the N7

### Services & Additional Information

### BER

BER Rating = E1



### Tenure

Freehold

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## Enquire



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## More Information



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### Viewing strictly by appointment

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