



**EXCEPTIONAL DETACHED C. 3,300 SQ. FT 5 BEDROOM  
RESIDENCE ON C. 1.63 ACRES WITH SEPARATE MEWS.**

**'The Paddock', Grangenolvin, Kilkea, Co. Kildare, R14 DV29**

**GUIDE PRICE: Excess €480,000**



PSRA Reg. No. 001536



## FOR SALE BY PRIVATE TREATY

### ‘THE PADDOCK’, GRANGENOLVIN, KILKEA, CO. KILDARE, R14 DV29.

#### DESCRIPTION:

‘The Paddock’ is an exceptional property finished to a very high standard, built approximately 35 years and extensively refurbished in the mid 2000’s. This is an ideal opportunity to acquire a substantial home finished to a high standard with many extra features including a c. 500 sq. ft. mews suitable as a separate apartment / home office in addition to a secure, block built stable and ½ acre paddock.

It is situated in a most wonderful rural setting with commanding views of the surrounding countryside and close to the famous Kilkea Castle and Golf course.

Approached through a recessed entrance with tarmac drive the property is nestled on a mature site enclosed by trees and hedges.

Located close to Athy the property is ideally positioned for commuters with a frequent daily train service. The M9 Motorway is less than a 10-minute drive providing access both north and south bound.

Athy itself is an attractive commercial town with a thriving local community and the property is also within a short drive of Carlow, Portlaoise, Newbridge & Kildare Village (all within 30 mins).

#### ACCOMMODATION:

**Entrance Hall:** 6.50m x 3.00m  
Double height ceilings, gallery landing, wood panelled ceiling & double doors to:

**Lounge:** 6.80m x 4.50m  
With coving, marble fireplace with slate inset & hearth, wired for surround lighting from lamps, open archway leading to:

**Dining Room:** 5.30m x 3.50m  
With French doors to rear & double doors leading to:

**Kitchen/Breakfast/** 10.60m x 3.70m

#### Living Area:

With contemporary style fitted kitchen, America walnut floor, Blanco Anthracite sink unit, stainless steel extractor unit, Bosche ceramic hob, integrated raised dishwasher, Whirlpool microwave, Whirlpool electric double oven, breakfast counter, recessed lighting, carousel corner units, & soft close drawer system. Living area includes a 15kg inset stove.

**Pantry:** Walk-in with shelves

**Utility Room:** 3.70m x 1.80m  
With s.s. sink unit, tiled floor, plumbed & presses. Door to garden.

**Hotpress** Walk in with shelving.

#### Cloakroom Area

**Bathroom:** 2.40m x 2.30m  
With mirror, recessed lighting, bath, shower, tiled surround, vanity w.h.b., presses, w.c. & tiled floor.

**Bedroom 5 / office:** 4.40m x 3.40m

#### Lower Ground Floor:

**Family Room:** 9.80m x 4.50m  
With recessed lighting, wired for surround sound, wall lighting & French door providing separate front access to garden. Room includes a purpose-built bar and full-size pool table (not included). Two small storerooms.

#### Upstairs:

**Master suite:** 5.80m x 3.50m  
With recessed lighting, vanity dressing table.

**Dressing Room** 4.20m x 3.30m

Walk-in dressing room with walnut shelving, hanging, roll out drawers & recessed lighting.

#### En-suite

w.c., 2 w.h.b’s., 2 mirrors with built-in lights, shower unit, extractor fan, heated towel rail, recessed lights & free standing bath.

#### Bathroom:

w.c, w.h.b, shower, tiled surround, and recessed lighting.

**Bedroom 2:** 3.40m x 3.40m

**Bedroom 3:** 2.50m x 2.40m

**Bedroom 4 / office:** 2.50m x 2.40m

#### Attic:

Folding attic stairs partly floored with lighting.

#### OUTSIDE:

Generous lawns and paddock to rear. South west facing rear garden with wooden deck and terrace, paved Indian sandstone patio, gravel pathways, pond with power for fountain / light, outside toilet (w.c. & w.h.b.), outside lighting and outside tap.

#### SERVICES:

Private water with water softening system, two zone oil fired central heating system, ESB, refuse collection, phone & septic tank drainage.

#### AMENITIES:

**Golf:** Kilkea, Carlow & Rathallagh.  
**Sport:** Athy, Carlow (rugby, GAA, soccer, tennis etc).

**Shopping:** Athy, Carlow, Newbridge, Portlaoise & Kildare Village.

**Schools:** Kilkea (primary), Athy, Castledermot & Carlow.

#### INCLUSIONS:

Fixtures only.



**BER no:** 113724710







## FEATURES:

- Hardwood / PVC double glazed windows.
- Brick exterior (maintenance free).
- Alarm, smoke detectors connected to mains.
- Two zone oil fired central heating system.
- Extensive entertaining space.
- Dramatic double height reception hall.
- Main bedroom with high spec ensuite and dressing room.
- Self-contained “one-bed mews” – ideal for an office / rental.
- 1.6 acres of mature landscaped gardens.

## PRICE:

Excess €480,000.

Potential bidders to provide proof of funds on submission of any offer.

## CONTACT:

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**VIEWING STRICLY BY APPOINTMENT ONLY**



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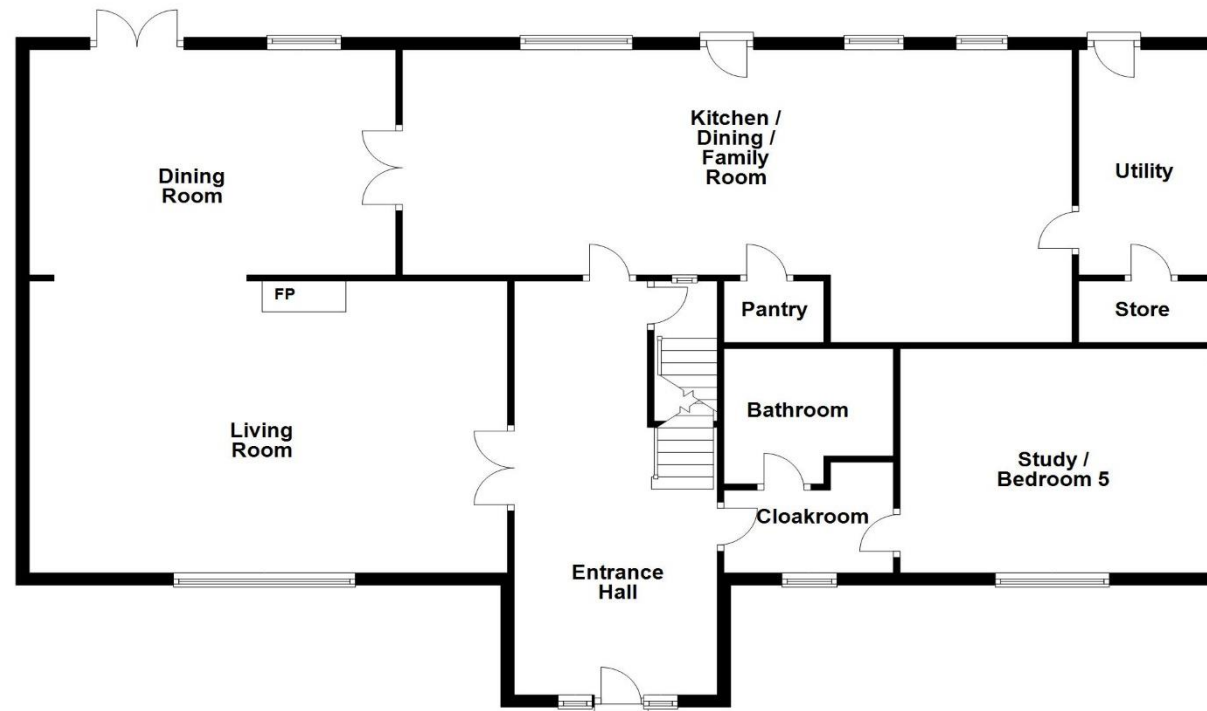
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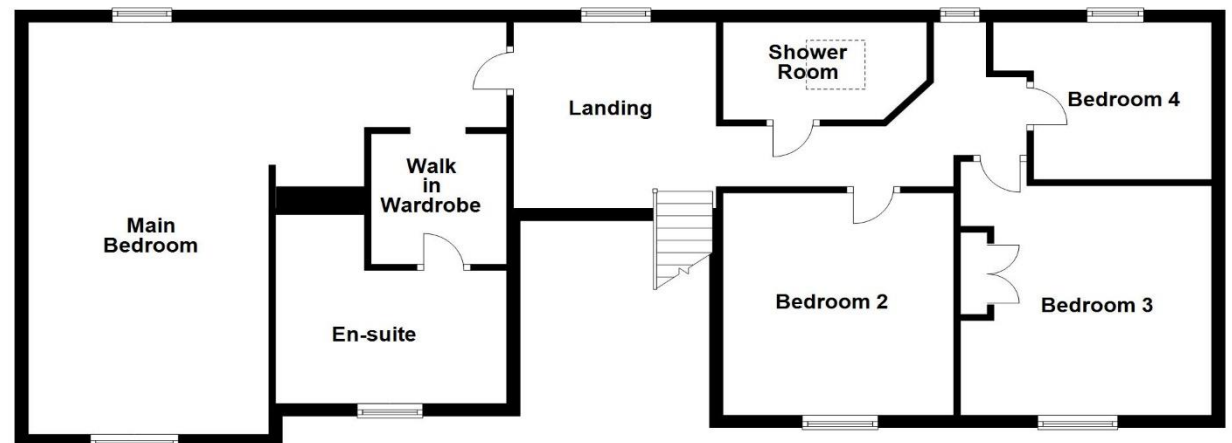
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Ground Floor



First Floor



Basement

