

## "HUNTERS HAVEN"

SUPERIOR RESIDENCE ON C. 1.36 ACRES/ 0.55 HA.,  
RATHMORE WEST, NAAS, CO. KILDARE, W91 CY6W



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c. 237 sq.m



(045) 865 568



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## For Sale by Private Treaty

### LOCATION:

Situated on a mature site commanding exceptional views over the surrounding countryside close to the picturesque village of Rathmore, c. 2 miles from the village of Kilteel and 2 miles off the N81, 4 miles from the town of Blessington and 18 miles south of Dublin City, within easy access of the M50, N7 and Dublin Airport. There are a host of amenities in the area including Punchestown Race Course, Golf in the nearby Lisheen Springs, Beech Park, Naas Golf Course and walking and horse riding on your doorstep.

### DESCRIPTION:

Attractive two storey residence in excellent condition throughout approached by a long driveway through electric gates and set on a mature lawned, tree lined site. Hunters Haven oozes with charm and character in a much sought after location in an area of outstanding beauty. The accommodation comprises of Large Reception/Entrance Hall, Living Room, Dining Room, Sitting Room, Kitchen/ Breakfast Room, Utility, W.C. Four Bedrooms (Three En-Suite) and Bathroom, adjacent to the house are four stables/ store rooms all set on a site area of c. 1.36 Acre/ 0.55 Hectares. The property benefits from Oil Fired Central Heating and Double Glazed windows.

### ACCOMMODATION:

<b>Hall/ Reception</b>	5.03m x 4.16m.	Double height stairwell, tiled flooring and wood panelling.
<b>Guest W.C.</b>	2.85m x 1.34m .	With w.c., w.h.b., tiled flooring and wood panelling.



**Sitting Room**

6.55m x 4.67m.

With feature marble fireplace, solid oak flooring, bay window and double doors to Dining Room.

**Dining Room**

4.77m x 4.67m

With feature marble fireplace, solid oak flooring and patio doors to gardens.





**Living Room**

6.03m x 5.02m (Max).

With feature fireplace and stove inset, bay windows and built in units.

**Kitchen/ Breakfast Room**

5.90m x 5.04m (Max).

With fully fitted modern units, tiled flooring, inset lighting and patio doors to gardens.

**Utility**

3.20m x 2.00m.

Fully fitted and plumbed.



## Upstairs

### Landing

Open plan full height gallery overlooking the reception area with ornate wood panelling and hot press off.

### Bedroom 1 (Master)

4.77m x 4.64m.

With walk in wardrobes and en-suite.

### Walk in Wardrobes

3.58m x 1.87m.

### En-Suite

2.30m x 1.84m.

With double shower, w.c., w.h.b. and fully tiled.







**Bedroom 2**

4.70m x 3.35m.

With built in wardrobes and en-suite.

**En-Suite**

2.30m x 1.93m.

With shower, w.c., w.h.b. and fully tiled.

**Bathroom**

3.12m x 2.15m.

With bath, w.c., w.h.b. and ornate wood panelling.





**Bedroom 3**

4.06m x 3.67m.

With built in wardrobes and en-suite with shower, w.c., w.h.b. and fully tiled.

**Bedroom 4**

4.48m x 3.85m.

With built in wardrobes and w.h.b.





## OUTSIDE:

- Adjacent to the house detached Stable Block/ Store, Workshop c. 63 Square Metres/ 680 Square Feet
- Mature Lawned Gardens
- Large Patio Area

## SERVICES:

- Drainage to Septic Tank
- Private Well
- Oil Fired Central Heating (Under Floor on Ground Floor)



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**C2 (112249990)**

**PRICE REGION:**

**€690,000**



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