



Whistledown,
Castlewarden, Straffan, Co. Kildare



WHISTLEDOWN

CASTLEWARDEN, STRAFFAN, CO. KILDARE

In all about 4.19 ha (10.36 acres)

For Sale by Private Treaty

A fantastic opportunity to acquire a luxury family home with the benefit of development potential in this much sought after area.

• Dublin Airport 30km • Dublin City Centre 16km • City West Luas Connection 6.3km

Whistledown

- 2 Reception Rooms • Family Kitchen/ Breakfast Room • Sitting Room
- Conservatory • 5 bedrooms • Master Bedroom Ensuite & Dressing Room
- Bathroom • Guest WC • Double Garage • Attractive Gardens

DESCRIPTION

Whistledown sits on an elevated site with outstanding views across the surrounding countryside. The property is a charming and well appointed Georgian style residence surrounded by its own c.4.19ha (10.36 acres) of mature landscaped gardens and two large paddocks presently in lawn. Constructed in 1981 in the Georgian Colonial style, the main reception rooms and principal bedrooms are bright, well proportioned and face south and west with outstanding views across the surrounding countryside. Located opposite Castlewarden Golf Course, the property is approached off a quiet country road through impressive wrought iron security gates via a long avenue that sweeps through the gardens and leads to a large gravelled forecourt. The house is situated well back from the road and a row of chestnut trees enhanced with an escalonia and a beach hedge offer the property complete privacy.





GARDENS

The gardens are a real feature of the property and there is an extensive south facing paved terrace that looks out over herbaceous borders that provide a profusion of colour throughout the summer months. Beyond are extensive lawns and a ha-ha wall that divides the gardens from the remaining lands without obstructing the wonderful views.

DEVELOPMENT POTENTIAL & EXISTING PLANNING PERMISSION

The property has outline planning permission for two houses with access from the main gate. There are possible further development opportunities on the land and the area has received several favorable planning decisions of late. The land to the right of the driveway is ripe for development subject to the necessary planning permission.

CASTLEWARDEN, STRAFFAN, CO. KILDARE

SHOPPING

Dundrum town centre and Liffey Valley shopping centre are just 27km(16miles) from the property. The up market Kildare outlet center is 32km (19miles) and the White Water shopping centre in Newbridge is 20km (12miles). The bustling town of Naas is just 10km (6 miles) with it's many bars, restaurants, supermarkets, numerous primary and secondary schools and provides all the requirements of everyday living. Kill is just 6km (3.5miles) with its shops and bars.

GOLF

The golf enthusiast is well catered for as "Whistledown" is located just 1.2km (0.75miles) Castlewarden Golf Club which is an 18 hole golf course on a 150 acre parkland estate. The K Club is just 6km (3.5miles) which has two 18 hole championship golf courses, a beautiful hotel and spa facilities.

EQUESTRIAN

Kill equestrian centre is just 6km (3.5miles). There is hunting locally with the South County Dublin Hunt and the Kildare Hunt. Racing at the Curragh, Naas and Punchestown is within a ten minute drive.

COMMUNICATIONS

"Whistledown" is conveniently situated just 1km (0.62miles) off the N7 carriageway junction 5 exit for Castlewarden/Athgoe/Steelstown giving ease of access to Dublin city centre which is 16km (9miles). Dublin airport is about 30km (18miles) from the property which offers international and domestic air services. The Luas at City West is 6.3km (3.91miles) which is ideal for commuting to the city centre.





400 m² / 4300 sqft



+ Double Garage 11.8m x 5.77 m with 2 automatic doors

DIRECTIONS

From Dublin - take the N7(Naas Road) out of Dublin. Continue and take Exit 5 (Castlewarden/Athgoe/Steelstown). On taking that slip road continue to the roundabout and take a left over the flyover. At the second roundabout take the first exit for Castlewarden. Continue and take the first right signposted for Castlewarden. Continue for 0.7 miles and the property is on your right, "Whistledown" will be on the red brick entrance gates.

SERVICES

- OFCH • Well Water

VIEWINGS

Strictly by Appointment.

CONTACT

Celia Lamb - clamb@ganlywalters.ie

Robert Ganly - rganly@ganlywalters.ie







01 662 3255 | 8-34 Percy Place, Dublin 4

ganlywalters.ie

PSRA No: 001896

Important Notice

Ganly Walters for themselves and for the Vendors of this property whose agents they are given notice that: Receipt of these particulars implies an obligation to conduct all negotiations through this company only. The contents shall not be construed to form that basis of any contract. Whilst every care is taken in their preparation, the company will not hold themselves responsible for any inaccuracies contained therein. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, let or withdrawn.