



Westown Farm, Johnstown, Naas, Co. Kildare, W91 Y291.
Auction 8th May at 3.00 p.m. in Lawlor's Hotel, Naas, Co. Kildare.

BER C3

**Sherry
FitzGerald**
O'Reilly

**Westown Farm,
Johnstown, Naas,
Co. Kildare,
W91 Y291.**

***A large, detached property
standing on an elevated
site with panoramic views
of the verdant
countryside.***

Guide Price €675,000

***Solicitor with carriage of
sale:***

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***Viewing strictly by
appointment***

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Sherry FitzGerald O' Reilly are delighted to bring you Westown Farm, a large, detached property standing on an elevated site with panoramic views of the verdant countryside. This is a substantial house which operated as a Bed & Breakfast in past times, boasting six bedrooms and many versatile reception rooms, all with large windows to maximise the views. Set on extensive gardens of 1.2 acres approximately, it is surrounded by lush lawns, with mature beech trees, hedging, perennials, roses and shrubs.

While in a peaceful rural setting, this home is just 2 minutes outside Johnstown Village. This historic village boasts restaurants, shops, garden centre, park and creche. It is also close to Naas town, with its many boutiques, restaurants, bars, theatre, cinema, hospital and schools. Local sporting facilities include the Palmerstown House Golf course, Naas Rugby Club and Toberton Lodge Riding School, all just five minutes from this home. For the racing enthusiast, Punchestown, Naas and the Curragh racecourses are nearby.

This property is perfectly located for commuters, close to Junctions 8, making the city centre and Dublin airport within easy access. The Arrow train service is 10 minutes away in Sallins with trains to Heuston and the Docklands, and the Citywest Luas stop just 15 minutes drive. The 126 bus to Dublin and Kildare also stops in the village.

The well-proportioned accommodation briefly comprises porch, hallway, living room, dining room, family room, conservatory, rear porch, guest wc, kitchen, boiler room, utility, rear hall, kitchenette, bathroom, 2 bedrooms. Upstairs – 4 bedrooms (2 en-suite), bathroom.

Entrance Porch 2m x 1.15m (6'7" x 3'9"): With Sliding uPvc door.

Hallway 6m x 1.82m (19'8" x 6'): With wooden floor

Guest WC 1.93m x 0.9m (6'4" x 2'11"): With wc, wash basin and tiled walls

Kitchenette 3.15m x 2.8m (10'4" x 9'2"): Fitted with storage cabinets, sink and extractor, and piped for gas cooker. With Linoleum floor and tile splashback.

Living Room 7m x 3.9m (23' x 12'10"): This is a substantial room of triple aspect with wonderfully large windows to take advantage of the views of the rolling countryside to rear and gardens to front. It features a wood panelling ceiling, and open fire with built in bookcases



Living Room 7m x 3.9m (23' x 12'10"): This is a substantial room of triple aspect with wonderfully large windows to take advantage of the views of the rolling countryside to rear and gardens to front. It features a wood panelling veiling, and open fire with built in bookcases either side, and a louvered sliding door to the dining room.

Dining Room 4.08m x 2.7m (13'5" x 8'10"): The dining room includes fitted storage press, centre and wall lighting and double doors to the rear porch.

Rear Porch 2.22m x 2m (7'3" x 6'7"): This is a sunny spot of triple aspect to sit and admire the views. It has a tiled floor and door to garden.

Kitchen 4.06m x 2.88m (13'4" x 9'5"): The kitchen is fitted with a large range of storage cabinets to floor and wall. It includes an oven, dishwasher, fridge freezer and ceramic hob. With tile splashback and linoleum floor. Door to family room.



Family Room 5.57m x 4.41m (18'3" x 14'6"): This is a spacious, comfortable room, made cosy with a Stanley Ashley stove. It includes the hotpress.

Conservatory 3.53m x 3m (11'7" x 9'10"): The conservatory, with garden views has a tile floor.

Rear Hall 4.44m x 1.12m (14'7" x 3'8"): Lined with built in storage presses.

Bedroom 5 4.23m x 3.65m (13'11" x 12'): This is a large double bedroom with built in wardrobes and vanity.

Bedroom 6 4.26m x 3.66m (14' x 12'): A spacious double bedroom of dual aspect, with built- in wardrobes and vanity unit.

Bathroom 2.4m x 1.74m (7'10" x 5'9"): The bathroom comprises a shower cabinet with electric shower, wc and vanity unit, with porcelain tiles to floor and walls.

Boiler Room 5.65m x 2.28m (18'6" x 7'6"): This room includes storage presses and sink, tile floor, uPvc doors to front and rear and the boiler.

Utility Room 5.61m x 3.21m (18'5" x 10'6"): Formerly the garage, the utility room has a range of storage cabinets and sink with tiled splashback. With washing machine and tumble dryer.

Upstairs Landing With storage press and attic access.

Bedroom 1 3.67m x 3.2m (12' x 10'6"): This is a double bedroom with side view, built-in wardrobe and vanity. Door to storage space (2.86m x 2m).

Bedroom 2 3.66m x 2.56m (12' x 8'5"): A sunny double room to rear, it includes a vanity unit.

Bedroom 3 3.75m x 3m (12'4" x 9'10"): This is another roomy double with side view, built in wardrobes and vanity.



En-Suite 1.78m x 1.04m (5'10" x 3'5"): The en-suite is fitted with a shower unit and electric shower and wc.

Bedroom 4 4.76m x 2.81m (15'7" x 9'3"): This is a bright room to front with fitted wardrobe unit.

En-Suite 2.36m x 1.05m (7'9" x 3'5"): The ensuite includes a built-in shower unit with electric shower, wc and wash basin. It is fully tiled.

Bathroom 2.72m x 1.91m (8'11" x 6'3"): This bathroom is tiled to floor and walls and combines wc, wash basin and a bath with electric shower overhead.

Outside : This property offers an abundance of outdoor space. Its lawns sweep all around the house, bordered by mature beech trees, copper beech hedging or natural hedgerows, and punctuated by evergreens, shrubs, roses and hosts of flowering bulbs.



Special Features & Services

- Detached residence of 227m² approximately.
- Elevated site with stunning views of the countryside.
- Set on 1.2 acres approximately of gardens.
- Electric entrance gates.
- Many versatile reception rooms.
- Mix of double and single glaze upvc windows.
- Parking for many cars to front and sides.
- Fitted for intruder alarm.
- Oil fired central heating and stove with back boiler.
- Easy walk or 2 minutes' drive to Johnstown village.
- A short drive to the centre of Naas town with its array of boutiques, restaurants, bars, Theatre, schools, Hospital and sporting facilities.
- Easy access to Junction 8 and 9 of the N7/M7, the commuter train in Sallins, bus stop in the village and Luas at Citywest.



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