



NEWGRANGE - Executor Sale

Barnaslingan Lane, Johnstown, Kiltarnan, Co. Dublin D18 FK03.



THE PROPERTY

Constructed in 1988, Newgrange is a truly unique and magnificent detached residence set on 4.04 ha (10 acres) of gardens and built in the period style. The imposing five-bedroom property extending to approx. 392 sq. m (4,219 sq. ft.) whilst maintaining the luxuries of the more modern build.

Newgrange has all the characteristics of a small estate with an imposing modern house centrally positioned in the lands and includes a detached single storey two-bedroom gate lodge, stables and south facing gardens all exceptionally convenient to Dublin suburbs and city



ACCOMMODATION

Newgrange is entered via double sided sweeping steps with ornate iron railings leading to the front door. On entering the property, one is immediately struck by the elegant entrance hall with feature staircase and impressive stone and brick surround fireplace. The formal reception areas offer an ideal space for entertaining with dual aspect and a natural flow from the hallway to the drawing room in turn leading to the most impressive fully glazed conservatory with pitched ceiling and feature brick wall offering 180 degree views of the gardens and surrounding mountains.

The Lounge offers a comfortable relaxing area again with feature stone surround open fireplace. The country style kitchen / breakfast room which is at the heart of the property with granite work top and 5 ring leisure range has extended views of the grounds of the property. The rear inner hallway accesses a ground floor double bedroom with hard wood flooring and views across the gardens to the front.

In addition, there is a large utility room with ample storage floor and wall cupboards, stainless steel sink and plumbed for washing machine dryer. There is also a shower room with shower, pedestal sink and wc. A small office / pantry area to the rear completes the downstairs accommodation.

The broad central flight of stairs leads up to an expansive landing area with four further good sized bedrooms. The large corner master bedroom overlooks the grounds to the front and mountains to the side and includes a generous master en-suite with corner shower, bath wc and whb. Bedroom two which again is a double bedroom is located to the front with views across the grounds with bedrooms three and four located to the rear and separated by the main family bathroom.

The well-orchestrated and proportioned accommodation exudes charm and elegance throughout, providing for generous and comfortable family living.



SPECIAL FEATURES

- Impressive detached five-bedroom residence
392 sq. m (4,219 sq. ft.).
- Land Holding 4.04 ha (10 acres).
- Separate detached single storey two-bedroom gate
Lodge 95 sq. m. (1,022 sq. ft.).
- Four additional Stables to rear of main house.
- Oil fired central heating in both main house and
gate lodge.
- Envious and convenient location close to Dublin City,
M50 and Dublin Airport
- Private water supply and private sewage system.

GATE LODGE

A single storey gate lodge is also offered with the property. Located at the entrance, the detached single storey two-bedroom property extends to approx. 95 sq. m. (1,022sq.ft). The spacious living room has an ornate tiled surround fireplace with wooden mantle and slate hearth and an archway through to the dining area with Italian style stone flooring. The small country style kitchen has floor and wall cupboards and a Rayburn Royal AGA. Two bedrooms and a bathroom with separate shower wc and whb complete the accommodation.





FLOOR PLANS



THE LANDS

Accessed through iron security gates, the house is approached via a sweeping driveway bordered by beautifully maintained gardens. The immediate grounds surrounding the property offer a space full of tranquillity and serenity and a colourful montage over the course of the year with attractive flowering beds and shrubberies and the ever changing canopy of mature trees. To the rear of the property there are four stables and spacious store.

LOCATION

Located in a majestic setting, Newgrange has views to the Irish Coast to the east and the verdant mountain countryside to the south and west, with each aspect of the property offering very special views. Newgrange offers a very special opportunity to combine country living with the convenience of the city and its environs. There is excellent connectivity including easy access to the N.11/M.11/M.50 corridor and both Shankill and Bray DART stations as well as the new Luas green line at Carrickmines.

VIEWING

Strictly by Appointment.

BER



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