



*Clara Lodge, Sherlockstown, Sallins, Co. Kildare, W91 N970.*



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Sherlockstown,  
Sallins, Co. Kildare,  
W91 N970.***

***A distinguished  
detached residence  
nestled amidst five  
acres of lush paddocks  
and meticulously  
landscaped gardens!***

***Asking Price €1,695,000***

***For Sale by Private Treaty***

***Viewing strictly by  
appointment***

***Selling agents  
Sherry FitzGerald  
O'Reilly***

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Sherry FitzGerald O'Reilly proudly presents Clara Lodge, a distinguished detached residence nestled amidst 4.69 acres approximately of lush paddocks and meticulously landscaped gardens. This is a delightful country house accessed by a sweeping avenue affording privacy and seclusion.

Bathed in natural light, Clara Lodge features four generously proportioned bedrooms and a collection of impressive reception rooms, designed for both entertaining and comfortable family living. The interior is a testament to refined taste, showcasing exquisite fixtures and finishes. A spectacular entrance hall, crowned by a gallery landing, sets the tone for the home's exceptional design.

Enjoy the outdoors with expansive stone patios, perfect for family gatherings, and a separate games room with a bespoke bar. The substantial gardens and paddocks offer endless opportunities for outdoor activities.

Located in the heart of Kildare's renowned equestrian countryside, Clara Lodge is just minutes from Sallins (4 mins) and Naas (10 mins), offering easy access to excellent shopping, dining, and recreational amenities.

The well-proportioned accommodation in this exceptional property briefly comprises – porch, entrance hallway, sitting room, family room, kitchen/dining/living room, utility room, guest wc, cloakroom. First floor- 4 bedrooms (two with en-suite, sauna and dressing room) and family bathroom. Second floor – study.

Outside – games room with bar and wc, Attached storeroom x 2, boiler room, metal garage, wooden shed

Clara Lodge boasts a quite stunning living environment which must be viewed to be fully appreciated. Contact Sherry FitzGerald O'Reilly today to arrange a viewing.



**Porch** 1.8m x 1.48m (5'11" x 4'10"): With tile floor and glazed doors to the entrance hallway.

**Entrance Hallway** 8.88m x 6.18m (29'2" x 20'3"): A wonderful introduction to the home, this is a stunning double height room with a sweeping staircase leading to a galleried landing above. It boasts a recently tiled porcelain floor with underfloor heating and a striking marble fireplace with a cast iron insert and gas fire.

**Sitting Room** 8.47m x 5.73m (27'9" x 18'10"): This is a glorious room of grand proportions, with dual aspect windows offering streaming sunlight throughout the day. It features a solid oak floor and an impressive marble fireplace with inset gas fire. It is fitted with bespoke display and storage cabinets and elegant glass chandeliers light the room. French doors open to a patio outside.







**Family Room** 7.6m x 4.73m (24'11" x 15'6"): The bright and airy family room, recently extended, features stylish wide plank oak laminate flooring and a contemporary wall-mounted electric fire. French doors open to the patio and rear garden.

**Cloakroom** 2.26m x 1m (7'5" x 3'3"): Just off the Hallway, it has a laminate wood floor.

**Guest WC** 2m x 2.13m (6'7" x 7'): With wc, wash basin, tile floor and part tile walls.







**Kitchen** 7.75m x 5.45 (25'5" x 5.45): The real treat in this outstanding property is the Kitchen/Dining/Living room, truly the heart of this home, and the perfect place to gather friends and family. This remarkable space is bathed with natural light from its many windows on three sides, and from a striking octagonal rooflight above the breakfast table. The bespoke kitchen, crafted by Clarke Kitchens, showcases a wall of elegant painted oak cabinetry housing top-of-the-line Kitchen Aid appliances, including side-by-side ovens, a steam oven, warming drawer, and integrated fridge freezer. Two generous peninsulas, in a contrasting grey hue, feature exquisite Cambria quartz countertops and provide ample workspace. They incorporate a Belfast sink, Neff dishwasher, wine cooler, and breakfast bar.

**Living/Dining Area** 6.1m x 5.16m (20' x 16'11"): The transition to the living and dining area is marked by a newly laid herringbone floor, and this, alongside a brick fireplace fitted with an electric stove, create a warm and inviting atmosphere.

**Utility Room** 3.86m x 2.8m (12'8" x 9'2"): The utility offers lots of high gloss cabinets with a Belfast sink, granite worktop and colourful stone tile splashback. It includes a washing machine, tumble dryer and the back door.









**Floor 1 - Gallery Landing** 7.31m x 4.57m (24' x 15'): A large lightwell ensures the hallway and landing are flooded with light. It has a carpet floor, large hotpress off and a spiral staircase to the study.

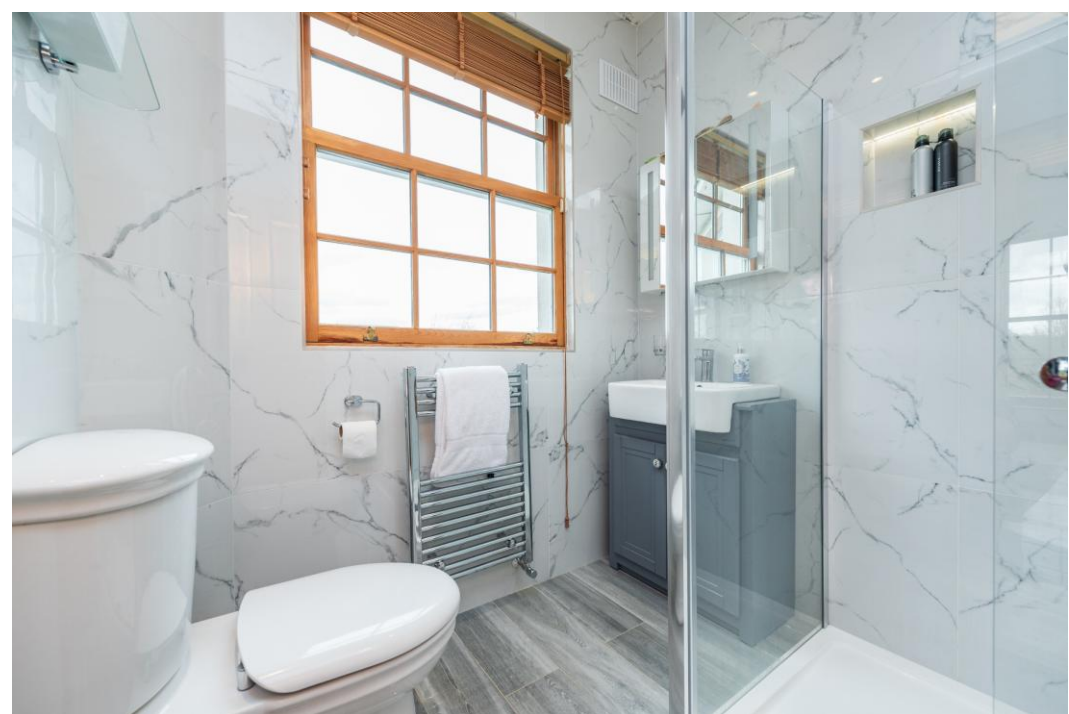
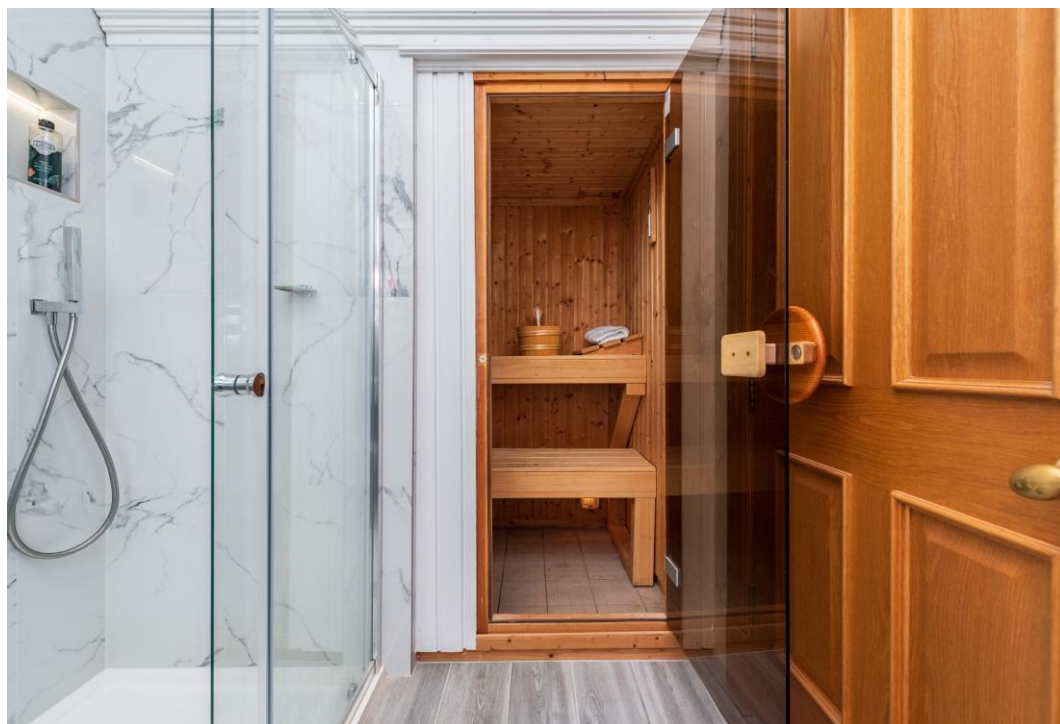
**Bedroom 1** 8.63m x 5.21m (28'4" x 17'1"): The master bedroom is a very elegant, generous, light filled room with thanks to its 5 windows with both front and side views. The bedroom features an exquisite marble fireplace with basket gas fire and a solid oak floor underfoot.

**En-Suite** 3.2m x 2.1m (10'6" x 6'11"): The en-suite has been recently refurbished, and it now comprises a stylish suite of vanity unit, wc, heated towel rail, led mirrored unit and shower unit with rainfall head and riser. With attractive porcelain tiling to walls and gloss tiled floor. It also includes a fantastic Lagerholm sauna which can accommodate two people.

**Dressing Room** 2.36m x 2.12m (7'9" x 6'11"): The dressing room incorporates hanging rails, basket drawers and shelving. With oak floor.









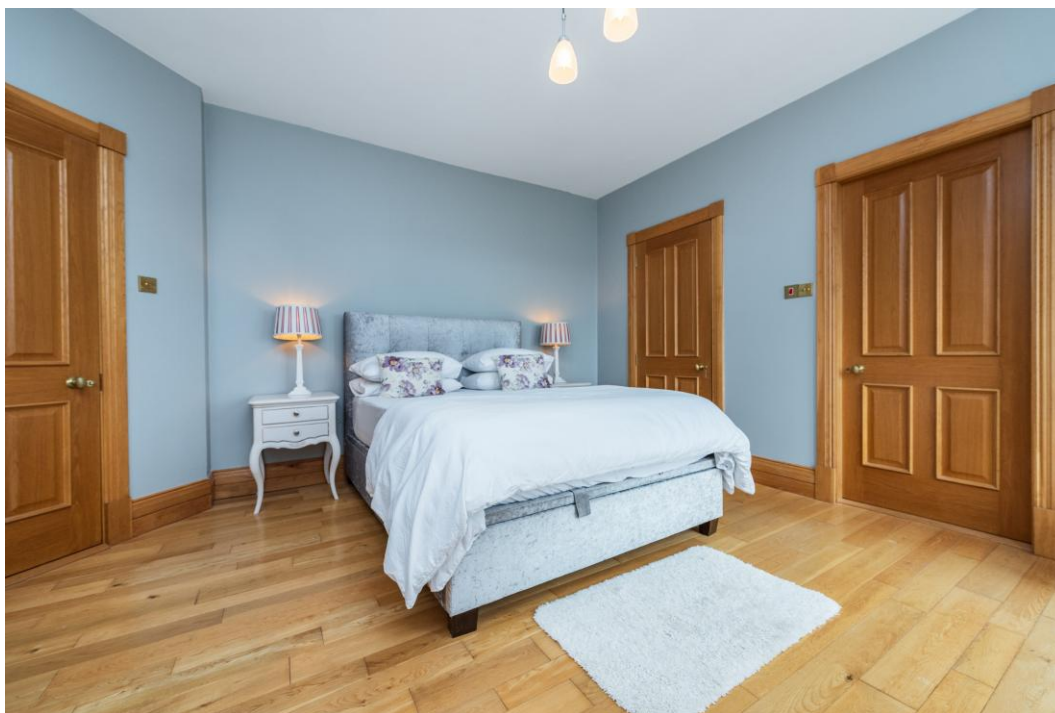
**Bedroom 2** 4.61m x 4.12m (15'1" x 13'6"): This beautiful room incorporates French doors to a spacious balcony (4.65m x 3.5m) from where you can relax and enjoy wonderful views over the countryside and the Dublin mountains beyond. It is a large double bedroom with an oak floor.

**En-Suite** 2.23m x 2m (7'4" x 6'7"): The en-suite is fully tiled and comprises a vanity unit with inset sink and tile countertop, wc and shower cabinet with electric shower.

**Dressing Room** 2.33m x 2m (7'8" x 6'7"): With porthole window, hanging rails and shelves, it has an oak floor.

**Bedroom 3** 4.89m x 4.68m (16'1" x 15'4"): This is another impressive bedroom, with dual aspect offering enchanting views of the rear and side gardens. It is floored in oak and benefits from a walk-in wardrobe and own door to the bathroom.

**Walk-in Wardrobe** 2.3m x 0.75m (7'7" x 2'6"): With shelves and rails.







**Bedroom 4** 4.68m x 4.45m (15'4" x 14'7"): Bedroom 4 is a large room of dual aspect, with paddock views to front and charming porthole windows to the side. It is fitted with oak wardrobes and drawers and the floor is laid in oak.

**Bathroom** 5.28m x 2.8m (17'4" x 9'2"): The sizeable bathroom features a new pumped shower with rainfall head and riser. The room is beautifully tiled, including tiled steps up to the jacuzzi bath. The suite is finished with a wash basin, wc and heated towel rail.

## Floor 2

**Study** 7m x 5.43m (23' x 17'10"): A spiral staircase takes you to the roomy study. It has a carpet floor and attic access.





### Special Features & Services

- Built in 2000 and extending to a generous 477m<sup>2</sup> approximately of accommodation.
- Exceptional detached property.
- Superbly and tastefully appointed to an extremely high specification.
- Imposing exterior of slate, stone and redbrick, with granite sills.
- Set on 4.69 acres approximately of landscaped gardens and stud railed paddocks.
- Electric gates at entrance and avenue recently laid in tarmac.
- Stunning living environment with light filled interiors.
- All reception rooms with French doors to patios.
- Detached games room with full bar.
- Aluclad double glazed sash windows.
- Oil fired zoned heating with Grant vortex condensing boiler (2023) and underfloor heating to ground floor.
- Quality carpets, curtains, blinds, light fittings and fitted appliances included.
- Beautifully landscaped gardens of lawns, shrubs, patios ,beech hedging and mature trees.
- Extensive garden lighting.
- New circuit boards.
- Solid oak doors and architraves.
- Central vacuum system.
- Located just 4 minutes from Sallins Village with its selection of shops, restaurants, school and canal walks.
- 10 minutes' drive from Naas town centre which offers restaurants, boutiques, schools, theatre, cinema and many leisure facilities such as golf, horse racing, rugby and GAA.
- 2km drive to the commuter train in Sallins offering a direct route to the Dublin city centre, IFSC and Grand Canal Dock.
- 8 minutes to the M7 at Kill giving easy access to Dublin City Centre.

**BER** BER B3, BER No. 113174288





**Outside - Games Room** 9.26m x 4.04m (30'5" x 13'3"): The games room was converted from stables in 2021, and it has been repurposed for fun and relaxation. To centre is the pool table with feature lighting. The well-appointed bar has a granite topped counter and is fitted with lots of shelving, storage and a cooler.

**Garage** 6m x 6m (19'8" x 19'8"): Metal on concrete base, with remote controlled roller door.

**Integral Storage Room 1** 4.3m x 2.7m (14'1" x 8'10"): With double doors to front.

**Integral Storage Room 2** 2.95m x 1.55m (9'8" x 5'1"): With double doors to front, and chest freezer.

**Boiler House** 1.6m x 1.31m (5'3" x 4'4"): Housing new Grant Vortex condensing boiler.

**Wooden Shed** 3m x 2m (9'10" x 6'7"):

**Gardens** This exceptional property is nestled on approximately five acres of land. Two gated and railed paddocks grace the front of the property, ideal for those with an equestrian interest. The meticulously maintained gardens surrounding the house are artfully landscaped and offer different elements at every turn. Consistent are the copper beech hedges dividing lawns and defining spaces. Expansive stone patios encircle the residence, designed to capture the sun throughout the day. Whether it's morning coffee or entertaining, each patio offers a unique vantage point to admire the surrounding gardens. An elegant formal garden, directly behind the house offers topiary hedges, vibrant camellias, magnolia, and scented roses. At the Orchard to rear, a lush lawn is interspersed with apple and cherry trees, while beds bursting with spring bulbs and hydrangea add seasonal splashes of colour. The side garden offers a spacious, semicircular stone patio and a lush lawn, bordered by a tapestry of beech hedge, bamboo and shaped topiary. To the front of the house lies the secret garden with its captivating collection of dogwoods, roses, elegant birch trees, and vibrant photinia creating a tapestry of textures and colours. A charming rill, integrated into the stone and cobble patio now offers a vibrant display of flowering bulbs.











### Directions

From Sallins Village, take the right turn on the canal bridge, alongside Lock 13. After 1.4km, take the right turn. After 160m you will see the entrance to Clara Lodge.

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