

Coonan
PROPERTY

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Turnings, Straffan, Co. Kildare
Residence on approx. 30 acres

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Residence on approx. 30 acres

- Impressive residential holding on approx. 30 acres (12.1 ha) of top quality Co. Kildare land mostly contained with stud rail fencing
- Recently renovated 4-bedroom residence extending to approx. 3,552 sq.ft (330 sq.m) and is approached by electric gates and a sweeping drive way
- The property has many attributes with dual access, mature hedgerows to the boundaries plus an American barn with 6 loose boxes, flood lit outdoor arena and machinery shed
- Conveniently located between Straffan and Naas with easy access to Dublin city centre and the airport



4 Bedrooms



3 Reception Rooms



4 Bathrooms

For Sale by Private Treaty

Guide Price: Excess €1,950,000

Turnings, Straffan, Co. Kildare



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Introduction

Hidden behind hedgerows and electric gates, resting on a private rural plot of land, you'll find a beautifully refurbished and remodelled property. This phenomenal listing is a place where new blends seamlessly with old. The residence is found at the front of a sizeable c. 30-acre holding, surrounded by the lush Kildare countryside. Located in Turnings, less than three minutes' drive from the town of Straffan, this stunning home, presented in superb condition, spans over 3,552 sq.ft (330 sq.m) and has more than enough scope to house the entire family, plus guests.

At Home

The original cottage has been extended in the last five years to an exceptional specification and the new layout gives the entire space a bright, open and opulent feel. There are four bedrooms, three of which are ensuite with walk-in wardrobes for that extra touch of luxury. The master suite is a five-star resort style 'Zen' zone with views to boot. Fabulous glass walls open out onto a deck complete with sunken hot tub that looks out over the lands. Likewise, the enormous kitchen/dining/living space opens out fully at the rear to really bring the outside in. There is no denying you're in the Irish countryside here with a sea of green right outside the sliding glass doors.

There are many wonderful features inside this property, from the terrazzo flooring all the way up to the magnificent double height ceiling in the living space. It is a truly awe-inspiring home, and what is found outside is the icing on the cake.

There are approx. 30-acres of lands on offer with post and rail paddocks plus an immaculate American Barn stable block with six stables, a flood lit sand arena plus a large secure machinery shed. Everything the equestrian lover needs can be found here.

The gardens have manicured lawns, a covered open seating area to the rear and a lovely private patio to the front. Whether you wish to ride out, relax, or entertain, this home has it all.

Turnings, Straffan, Co. Kildare



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Location

The location is fantastic. Straffan is a beloved village in Co. Kildare which is the home to the renowned K-Club, a five-star hotel, spa, and golf resort. It's not the only star in the village, however. Straffan is a growing community with a big heart that offers a real chance to revel in local village life. There is a primary school in the village and a host of good secondary schools to choose from nearby. With a café, pub and some lovely local shops and businesses, there is enough to keep you going on the doorstep.

If you need to travel further afield, the transport options from Straffan are good with the M7 and M4 both only a short drive away. Naas and Maynooth and beyond can be reached easily by car. Dublin airport and Dublin City Centre are both accessible within forty minutes. There is also a frequent rail service from Sallins or Maynooth, each of which provide a direct line to Dublin and across the country.





Turnings, Straffan, Co. Kildare



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Accommodation

Entrance Hallway

1.80m x 3.75m (5'11" x 12'4")

Most welcoming, bright and spacious hallway with herringbone wood flooring.

Guest W.C.

1.75m x 2.30m (5'9" x 7'7")

Large guest w.c., fully tiled, sink with vanity unit and mirror.

Kitchen/Living/Dining Room

8.40m x 9.10m (27'7" x 29'10")

The kitchen area is beautifully crafted, with painted cabinets. The cabinets are hand-finished, giving them a bespoke, artisanal quality. The granite countertops and splashback are a luxurious touch, offering both durability and elegance. A Rangemaster cooker takes pride of place in the kitchen, blending seamlessly with the cabinetry and offering top-of-the-line cooking functionality. The centerpiece of the kitchen is a large island, topped with the same granite as the counters. The island is not only functional, with a built-in sink and ample storage underneath, but also serves as a stylish gathering point. It features a mix of drawers and cabinets for storage.

The sliding doors lead directly onto a polished concrete patio area. The patio is spacious and features a sitting area with comfortable outdoor furniture, perfect for relaxing or entertaining. The polished concrete has a modern, sleek finish, contrasting beautifully with the natural wood and stone elements of the room.

Walk in Pantry

3.80m x 2.50m (12'6" x 8'2")

Double doors lead the way into this magnificent space, wide plank oak flooring, ample storage, shelving and stainless steel sink.



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Accommodation

Boot Room

4.30m x 2.30m (14'1" x 7'7")

A custom-built unit stretches along one wall, specifically designed to organise coats, shoes, and other daily essentials. The unit is crafted from high-quality wood, painted, to complement the tiled floor.

Study

Herringbone flooring, sliding patio doors to rear, fitted units and shelving. Ideal home and office.

Utility Room / Back Kitchen

Access to the side garden, large utility room, Belfast sink units, fitted units, plumbed for washing machine and dryer. Ample storage

Living Room

5.20m x 5.40m (17'1" x 17'9")

This room is strategically located just off the kitchen, living, and dining areas, making it a natural extension of the main living space. Its dual-aspect design ensures the living room is light filled throughout the day, creating an inviting atmosphere. The sliding patio doors are made of large glass panels, allowing for easy access to the landscaped courtyard. Beneath the polished concrete, an underfloor heating system keeps the space warm and comfortable.

Lounge Area (Kitchen/Dining)

3.45m x 6.32m (11'4" x 20'9")

Large array of units, Belfast sink, fitted seating and breakfast counter.

Airing Room

Large airing cupboard that also doubles up as a comms room.



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Accommodation

Bedroom 4

3.45m x 3.50m (11'4" x 11'6")

Large double bedroom with herringbone wood flooring and wall lighting.

Walk-in Wardrobe

2.90m x 1.63m (9'6" x 5'4")

The wardrobe features custom-built cabinetry thoughtfully divided into zones for different types of clothing and accessories, with designated areas for hanging clothes, shelving, drawers and shoe storage.

The layout is designed to maximize space while ensuring everything is easily accessible.

Ensuite Bathroom

2.90m x 1.77m (9'6" x 5'10")

Fully tiled en-suite, w.c., walk in shower and sink with vanity unit.

Bedroom 3

3.75m x 4.65m (12'4" x 15'3")

Large double room facing to front with herringbone flooring.

Bedroom 2

3.40m x 5.85m (11'2" x 19'2")

Double bedroom with herringbone flooring, facing to front.

Walk-in Wardrobe

2.00m x 2.00m (6'7" x 6'7")

The wardrobe features custom-built cabinetry thoughtfully divided into zones for different types of clothing and accessories, with designated areas for hanging clothes, shelving, drawers, and shoe storage.

The layout is designed to maximize space while ensuring everything is easily accessible.



Turnings, Straffan, Co. Kildare

Accommodation

Ensuite Bathroom

2.00m x 2.25m (6'7" x 7'5")

Polished concrete floor, part tiled walls, bath and shower, sink with vanity unit, mirror and window for natural light.

Master Bedroom Suite

8.40m x 5.85m (27'7" x 19'2")

Spectacular Master bedroom suite. Mostly timber panelling walls. Large sliding door that opens out onto decking area. Herringbone wood flooring. Wall lights.

Walk-in Wardrobe

2.25m x 4.65m (7'5" x 15'3")

Creating a fully fitted-out walk-in wardrobe requires a blend of functionality, luxury and style, this area has it all. The wardrobe features custom-built cabinetry dedicated shoe racks, with enough space to store everything from heels to boots. A full-length mirror is a must-have in any walk-in wardrobe.

There are also vanity units and overhead storage.

Ensuite Bathroom

4.20m x 2.60m (13'9" x 8'6")

Luxury and designer bathroom with a freestanding bath, walk-in shower, vanity unit, and tiled floors and walls, there is also a door that leads to the outdoor pool.



Turnings, Straffan, Co. Kildare



FLOOR PLANS
Internal area approx.
3,552 sq.ft (330 sq.m)

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Garden & Yard

Landscaped gardens

Estate railing bounding the entrance drive

Large patio area to front and rear

Sunken hot tub that looks out over the lands

American Barn stable block with six loose boxes
and break out areas to the rear

Flood lit sand arena

Large secure machinery shed

Large concrete yard



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Additional Information

The house was extensively extended and renovated 5 years ago and extends to approx. 3,552 sq.ft (330 sq.m)
Approx. 30-acres of good quality lands split into 8 divisions with separate public road access

Partially post and railed boundaries

Electric car charging point

Natural slate roof

Security camera system

Stone façade with sandstone plinth and surround to the windows

Double glazed windows

Built in sound system

Under floor heating throughout (with individual room thermostats)

Electric gates with intercom

Items included in sale

All carpets, curtains, blinds, light fittings and kitchen appliances.

Services

Mains water, Biocycle system and oil-fired central heating.

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DIRECTIONS

Eircode: W23 HX47

BER RATING



VIEWING

By prior appointment only

CONTACT INFORMATION

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