



# FOUNTAIN HOUSE

ON C. 4.5 ACRES

GRANGE BEG | DUNLAVIN | CO. KILDARE | W91 PX83



FOR SALE BY PRIVATE TREATY

# LOCATION

**FOUNTAIN HOUSE** is ideally situated near the picturesque market town of Dunlavin, which offers a variety of shops, pubs, schools, churches, and sports clubs. Located on the Kildare/Wicklow border just off the N81 and accessible via the N9, it provides convenient access to Dublin and the surrounding areas. The larger towns of Naas, Kilcullen, Blessington, and Newbridge are a short drive away.

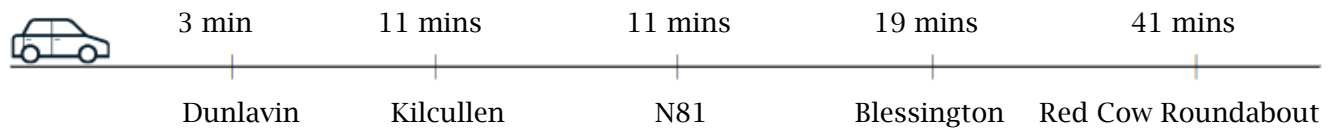
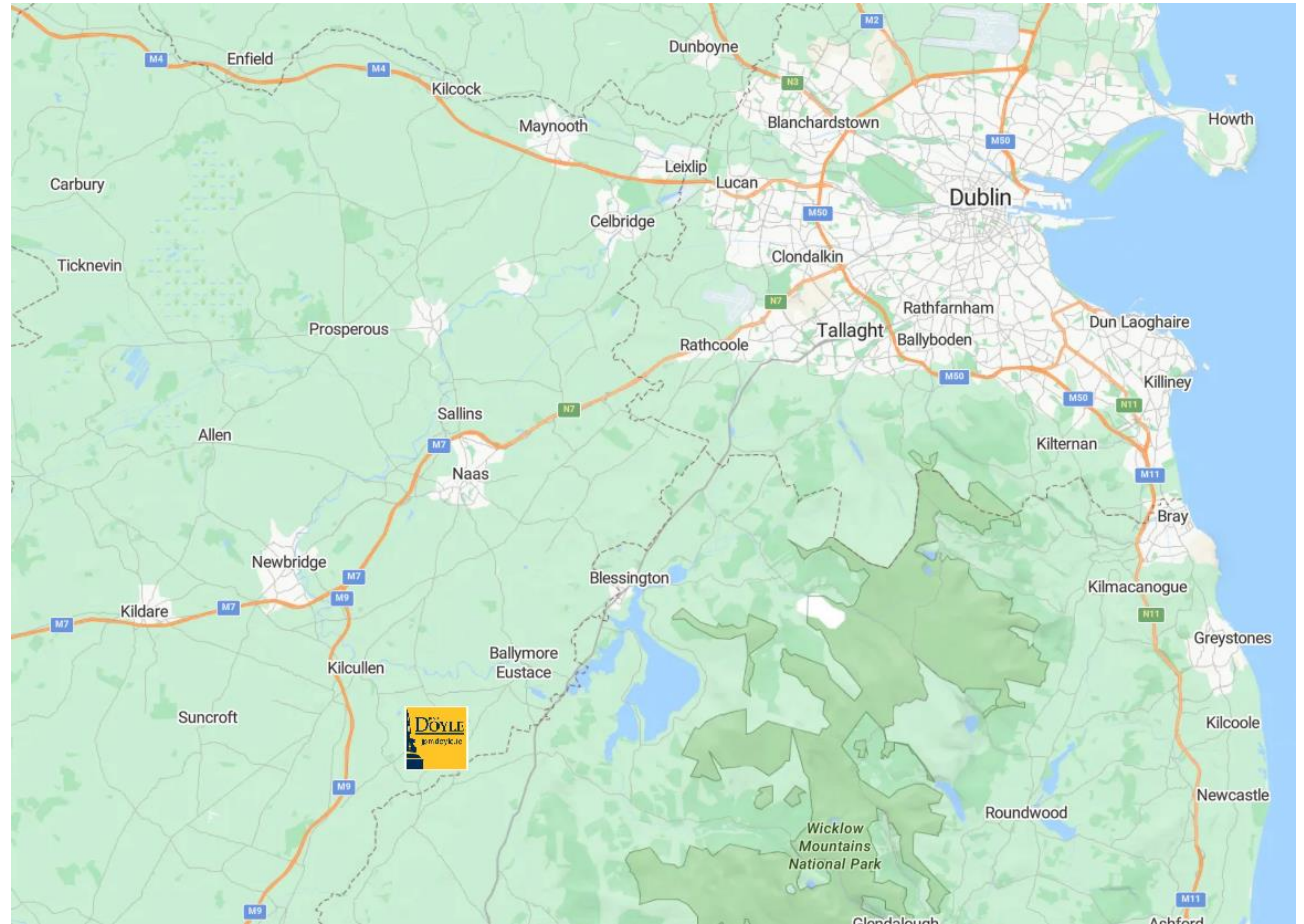
The area offers numerous leisure activities, including golf and horse racing, with Rathsalagh Golf Club nearby and the Curragh and Punchestown racecourses in close proximity. Water sports are available on the Blessington Lakes, and dining options are plentiful, with the renowned Ballymore Inn in Ballymore Eustace and Fallons in Kilcullen.

Distances:

Kilcullen: approximately 10 km

Naas: approximately 18 km

Newlands Cross: approximately 30 km







LOCATION MAP ONLY



# DESCRIPTION

**FOUNTAIN HOUSE** is an exquisite country residence situated in one of Ireland's most coveted locations. It's rare to find a place where you can fully enjoy the countryside while still being within easy commuting distance of Dublin and its surrounding areas. The residence spans approximately 761 square meters (8200 square feet).

As you arrive, you're greeted by a large cast iron gate flanked by imposing granite pillars and wings. The front garden is meticulously designed and professionally landscaped with mature trees and manicured hedging, ensuring the property remains hidden from the road. Upon entering the home, you're welcomed by stunning Canadian Maple panelling and solid wood flooring, showcasing the craftsmanship and attention to detail found throughout the house.

The ground floor features five spacious double bedrooms, two of which are en-suite, along with two additional family bathrooms. The centrepiece of the home is the drawing room, boasting a vaulted ceiling and a bay window that overlooks the gardens. The warm country kitchen, located at the rear of the property, centres around the beautiful and essential Aga Cooker. The ground floor also includes a generously sized utility room and a crucial boot room, often one of the most used spaces in a home like Fountain House. Additionally, there's a full-sized gym.

Upstairs, you'll find a games room, a bathroom, two separate study/storage rooms, and a den/cinema area.

The property is set on C. 4.5 Acres of gardens and well-maintained, stud-railed paddock. The land is of high quality, making it ideal for equine enthusiasts or those interested in maintaining a small farm holding.



































# FEATURES

- Master Carpentry throughout.
- Geothermal Underfloor Heating.
- Central Vacuuming System.
- Timber Sash Windows.
- Timber Shutters.
- Modern Lighting Fixtures.
- Double Fronted Granite cut Façade.





# OUTSIDE

Mature Landscaped Gardens | Ample Parking | CCTV | Electric Security Gates









# FLOORPLANS



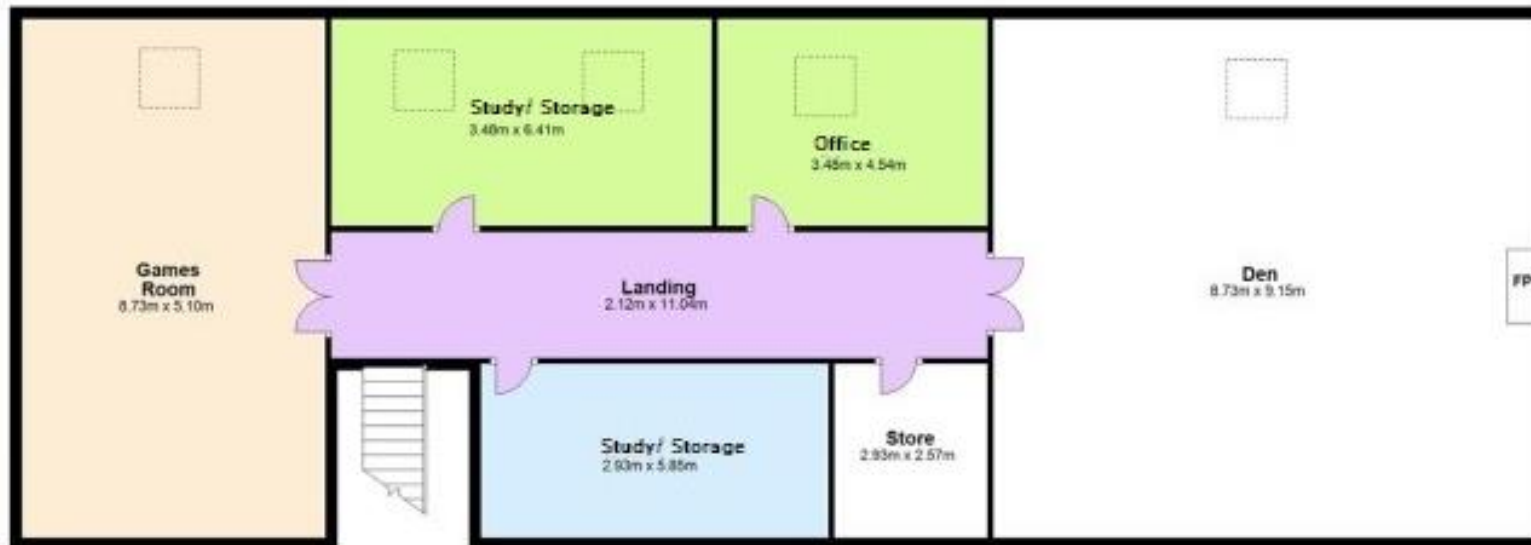
GROUND FLOOR PLAN

\*For Illustration Purposed Only

Not to scale.



# FLOORPLANS



FIRST FLOOR PLAN

\*For Illustration Purposed Only

Not to scale.



## VIEWING:

By Appointment Only

## PRICE REGION:

€950,000

BER: B2 (114315120)

## SELLING AGENT:

J.P. & M. Doyle,  
105 Terenure Road East,  
Dublin 6,  
D06 X029.

## CONTACT US

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