



BER EXEMPT

FINE PERIOD C.5,800 SQ. FT. RESIDENCE ON C.1.8 ACRES.

**"MILL HOUSE", LEINSTER GROVE, OSBERSTOWN, NAAS,
CO. KILDARE.**

Guide Price: €795,000



PSRA Reg No. 001536

FOR SALE BY PRIVATE TREATY

“MILL HOUSE”, LEINSTER GROVE,
OSBERSTOWN, NAAS, CO. KILDARE

DESCRIPTION:

“Mill House” is a substantial period property built in the late 1700’s extending to c.5,800 sq. ft. over 4 floors offering exceptionally spacious light filled accommodation. Approached by a recessed entrance to a sweeping tree lined gravel drive leading up to the residence set amid c.1.8 Acres with gardens mainly in lawn enclosed by trees and hedges providing a secluded private setting. This is a wonderful property presenting tremendous further potential to a new owner with some fine features including sash windows, 12 foot ceilings, ornate coving, conservatory room, 6 ensuite bedrooms, oil heating and garages/stores. Situated by the banks of the canal which is a lovely amenity for leisure walks, running or cycling. Superbly well located only c.1.4 miles from Poplar Square with a great selection of pubs and restaurants for a relaxing evening out. The property is well serviced by a good road and rail infrastructure with bus route from Naas, M7 Motorway access at Junction 9 and train service from Sallins Station c.1 mile.

Local amenities include golf, rugby, GAA, soccer, canoeing, swimming, tennis, hockey, fishing, horse riding, leisure centres and horse racing in Naas, Punchestown and The Curragh. Planning Permission was previously obtained for another house on the grounds under Planning Reference: KE 08500092 for a detached bungalow and garage which has expired.

ACCOMMODATION:

Reception Hall: 10.1m x 3.03m with ornate coving, 12 ft ceiling height, sweeping staircase and understairs storage.

Diningroom: 7.8m x 5.75m into bay window with dual aspect, wooden floors, ornate coving, marble fireplace with tiled inset and hearth and 12 ft ceiling height.

Drawingroom: 7.8m x 5.75m into bay window with wooden floor, ornate coving, dual aspect, marble fireplace with tiled inset and hearth and 12 ft ceiling height.

Kitchen: 5.55m x 4.45m with built-in ground and eye level presses, s.s. sink unit, plumbed, electric hob, electric double and single oven, wood panel ceiling, tiled worktop and surround.

Office: 4.35m x 2.25m with shelving.

Livingroom: 4.85m x 4.3m with wood panel surround, coving, wooden floor and Nester Martin Stove.

Conservatory room: 6m x 6m with Zanussi integrated dishwasher, oak built-in ground and eye level presses, s.s. sink unit, electric oven, electric hob, extractor, wooden floor, French doors to balcony.

Back Hall/Utility: plumbed, fitted presses, w.h.b. and separate toilet.

First Floor:

Bathroom: bath, w.h.b., and hotpress.

Separate toilet with w.c., w.h.b.

Bedroom 1: 7.65m x 5.75m into bay window, coving, electric shower, vanity area, vanity w.h.b., fitted presses, built-in wardrobes.

Ensuite: w.c., vanity w.h.b., fitted presses and bidet.

Bedroom 2: 5.75m x 4.2m into bay window.

Ensuite: w.c., w.h.b., shower and fully tiled floor and walls.

Bedroom 3: 4m x 3.05m with built-in wardrobes, shelving and mezzanine area.

Ensuite: w.c., w.h.b., shower fully tiled floor and walls.

Bedroom 4: 4m x 3m with built-in wardrobes, shelving, mezzanine area.

Ensuite: w.c., w.h.b., fully tiled floor and walls.

Second Floor:

Bedroom 5: 4.52m x 3.8m including

Ensuite with w.c., w.h.b., shower, fully tiled floor and walls.

Bedroom 6: 3.57m x 2.47m with built-in wardrobes.

Ensuite: w.c., w.h.b., shower, fully tiled floor and walls.

Basement:

There are 5 rooms in the basement which has its own separate access containing approximately c.150 sq. m. along with a kitchenette, toilet and showerroom. This is ideal for an independent unit or office (subject to the usual P.P.).

OUTSIDE

Approached through a recessed entrance to a sweeping tree lined gravel driveway leading up to the residence. The site stands on c.1.8 Acres mainly in lawn enclosed by trees and hedges. To the rear of the residence there are a selection of out buildings including, garage c.4m x 5.4m, workshop 12.8m x 7m, fuel store 6.7m x 2.73m, boiler house and car parking area.





FEATURES:

- Sash windows.
- Oil fired central heating.
- 12 ft ceilings.
- Ornate coving.
- 6 ensuite bedrooms.
- Superb location adjacent to the canal.
- C.1.4 miles from Poplar Square.
- Easy access to Motorway, bus and train service.
- Excellent amenities in Naas Town.
- Tremendous leisure pursuits in the area.

SERVICES:

Mains water, septic tank drainage, oil fired central heating,

SOLICITOR:

TBC

BER: EXEMPT

INCLUSIONS:

TBC

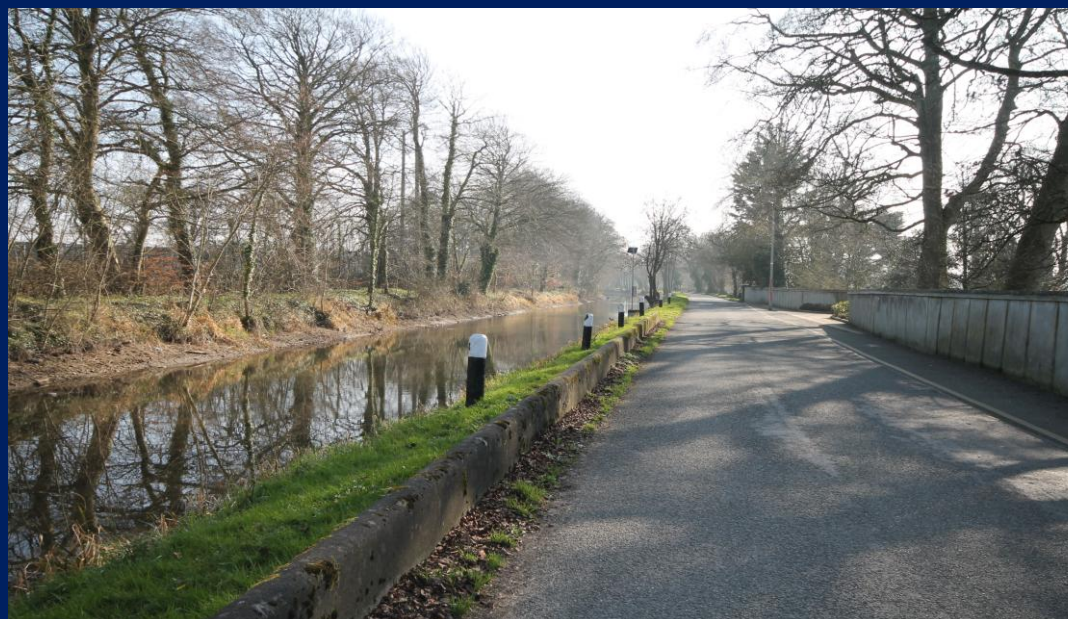
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VIEWING STRICTLY BY APPOINTMENT



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JORDAN 

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