



COOLEVEN

Ballymore Eustace, County Kildare, W91 R2K3



exclusive affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE



COOLEVEN, BALLYMORE EUSTACE, COUNTY KILDARE, W91 R2K3



CHARMING COTTAGE ON APPROX. 3.05 HA (7.53 ACRES) IN AN ENCHANTING SETTING. RELAXING LIVING AREA, FITTED KITCHEN, LIGHT FILLED BEDROOMS. METICULOUSLY MANICURED GARDEN WITH CASCADING STREAM. CONVENIENTLY NEAR BALLYMORE EUSTACE AND ONLY 1 HOUR FROM DUBLIN CITY CENTRE. IDEAL RETREAT FOR NATURE LOVERS.

Approximately 133 sq.m (1,432 sq.ft)

For Sale by Private Treaty

BER: C1 | BER Number: 105265755





SPECIAL FEATURES

- Enchanting country cottage in very good condition
- Approx. 3.05 hectares (7.53 acres) of gardens, pasture and mature woodland
 - 2.9 km from Ballymore Eustace
 - Private off-street parking
 - New boiler, approx. 6 years old
 - Piped natural mains gas
 - A true nature lovers paradise
- Lovely home & garden for entertaining

DESCRIPTION

Located in an idyllic setting, Cooleven blends tranquillity with natural beauty. Extending to approximately 133 sq.m (1,432 sq.ft), this enchanting home is a haven for nature enthusiasts and those seeking a peaceful retreat. Situated against the picturesque backdrop of a babbling brook, which is a tributary of the river Liffey. Cooleven is surrounded by traditional cottage flower gardens, pasture and mature woodland, made up of oak, lime, beech and scot's pine. – many over 150 years old. The woodland bounds approximately 300m of road frontage.

The expansive field to the rear of the property offers ample space for grazing, encircled by mature hedgerows and forestry that provide shelter for livestock and ensure privacy and seclusion. The landscaped gardens are dotted with specimen trees and shrubs, including the stately presence of walnut, cherry blossom, oak, and larch. Wildlife thrives in this natural sanctuary, with regular sightings of deer, otters, barn owls and kingfishers throughout the year.



2.9 km / 7 minutes to Ballymore Eustace

2.9 km/ 7 minutes to 65 Dublin Bus Stop in Ballymore Eustace

7.2 km/ 10 minutes to Kilcullen

11 km /13 minutes to Blessington

12.7 km / 17 minutes to Naas

46.8 km / 1 hour to Dublin City Centre

53.8 km / 45 minutes to Dublin Airport

All distances/times are approximate.

COOLEVEN

Originally serving as the gate lodge to Stonebrook Estate, Cooleven combines timeless elegance and rustic charm. Re-built circa 1989, the cottage welcomes you via an impressive entrance with beautiful gates, leading to a gravel driveway around to the front door. As you step inside, you are greeted by a light-filled entrance hall with skylight.

The heart of Cooleven is its inviting living spaces, thoughtfully designed to showcase the surrounding natural beauty. The kitchen, equipped with fitted units, offers stunning views of the garden and the stream can be





heard in the kitchen as it runs mere meters from the large windows. A spacious living area, centred around a large wood-burning stove, encourages one to unwind and relax.

A built-in pantry, laundry room and hot press add to the functionality of the space. Continuing on, is a dining area that takes in breathtaking views of the stream, perfect for dinner parties and enjoying the serene atmosphere while listening to the stream burbling past. A sitting room, complete with an original cast iron fireplace and box bay window, again taking in views from the garden, is the ideal space to escape.

The main bedroom is an inviting space with built-in wardrobes, offering ample storage while also providing panoramic views of the surrounding woodland area. A second bedroom is also conveniently located off the main hall. The family bathroom is beautifully finished, featuring tiled floors with underfloor heating, subway wall tiles, a wet room shower area with a modern rain shower with luxury fittings, and an indulgent bath with classic taps and a washbasin built into a cabinet unit.

GARDENS & GROUNDS

The gardens and land surrounding Cooleven are a true paradise for nature lovers. A gravelled patio area offers a tranquil spot to admire the cascading stream and soak in the sounds of nature. An expansive outdoor storage shed provides practical storage solutions, ideal for housing tools and wood supplies. The meticulously landscaped gardens are a riot of colour from early spring as hellebores, snowdrops and daffodils give way to the bluebells, cherry blossom and wild garlic of early summer before displaying it's full glory, as the traditional cottage garden featuring roses, peonies, phlox, nepeta and geraniums amongst a host of others, bursts into bloom. This plethora of flora creates a vibrant tapestry of colours. To the rear of the property is an expansive field, bounded by mature trees, hedgerows and the stream, which is ideal for grazing.

LOCATION

Just 2.9km from Ballymore Eustace, lies Cooleven a charming haven less than an hour's drive from Dublin. Renowned for its equestrian heritage, Ballymore Eustace boasts a charming ambiance amidst some of Ireland's most breathtaking countryside. Here, you'll find a picturesque

village brimming with warmth and charm, offering essential amenities such as shops, a primary school, and bus services, including the 65 Dublin Bus service to Poolbeg Street. The Ballymore Anglers are a vibrant fishing club, with the Liffey being only a 10 minute stroll from the front gate. Restaurants include at the award-winning Ballymore Inn, situated conveniently nearby and also Enda's Grocer is an ideal place to grab a coffee. The Brown Bear Restaurant in Two Mile House is also worth visiting. There is a wealth of cultural and leisure pursuits within easy reach of Cooleven. Immerse yourself in the rich heritage of Russborough

House, explore the tranquil Blessington Lakes, take a scenic stroll along the Blessington Greenway. Naas is also nearby and has a vibrant shopping scene, with boutiques including Kalu and Gallery 9 to name just two. Families will appreciate the proximity to schools, ensuring access to quality education for children of all ages. Primary and secondary schools are close at hand including Newbridge College and Clongowes Wood College. For golf enthusiasts, the area boasts an array of pristine courses. Racing lovers, will relish the thrilling events at Punchestown and Naas. Additionally, the Avon Ri Resort has a wide selection of aquatic adventures, including sailing, windsurfing and paddle boarding.

TECHNICAL INFORMATION

SERVICES | Mains electricity, mains water, mains natural gas supply, septic tank & high speed fibreoptic broadband.

SALE METHOD | Private Treaty.

FIXTURES & FITTINGS | All carpets, curtains and white goods are included in the sale.

TENURE & POSSESSION | The property is offered for sale freehold with vacant possession being given at the closing of sale.

VIEWING | Strictly By Private Appointment.









FLOOR PLANS





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