

DES LALOR

A U C T I O N E E R S



For Sale By Private Treaty

**Woodview, Delahunt's Lane, Bishopscourt Upper,
Castlewarden, Co. Kildare**

LETTINGS

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About this property

This ideal family home was built on lands purchased from the nearby Palladian mansion, Bishops court House. It is approached via electronic gates opening to a curved driveway with a formal fountain feature at its focal point, a tree house beside the gate, and a basketball hoop on the gable wall of the double garage. To the rear is a private, spacious back garden with two sun patios and a large lawn.

Inside the bright and spacious living accommodation briefly comprises of a large entrance hallway, living room, dining room,

kitchen, utility room, large playroom/bar/games room, conservatory, family room/bedroom 6, office/bedroom 7, 2 large bedrooms (master en-suite) and a family bathroom on the ground floor. Upstairs you will find 3 further bedrooms (master en-suite with a walk-in wardrobe) and another family bathroom. A double-garage with loft provides massive additional storage space.

Castlewarden straddles the Dublin/Kildare border. It is famous for its association with Arthur Guinness who is buried in the nearby Oughterard graveyard. It boasts a pony and

country club, and a parkland golf course of championship standard. It is convenient to the shops in Kill village and shopping centres in both Naas and Dublin, as well as to attractions like the K-Club, Goffs, Puchestown Racecourse and Baldonnell Aerodrome. Most conveniently, the school bus from the new Kill National School stops right outside the gate, providing free pick-up and drop-back for primary school children.



Internal Features

- Upstairs and downstairs master bedrooms.
- Four bathrooms two upstairs, two downstairs.
- Very high quality Cabreuva hardwood flooring
- TV room and large office/ 6th & 7th bedrooms.
- Large playroom/bar/games room.



External Features

- Highly convenient and sought after location
- Bright and spacious gardens, not overlooked.
- Gated residence on a quiet cul-de-sac
- Large double garage with window and loft
- Two sunny patio areas





Accommodation

Reception Hall

Approx. 6.84m x 4.52m / 22ft 5" x 14ft 10"
Decorative coving. Centre rose. Under-stairs storage closet. Hardwood parquet flooring. Brass electrical fittings. T.V. intercom to front gate & alarm panel.

Living Room

Approx. 5.90m x 4.68m / 19ft 4" x 15ft 4"
Brazilian hardwood flooring. Centre rose. Dado rail. Feature bay window. Cast iron fireplace with tiled inset, slate hearth & mahogany surround. T.V. point. Double glass-panelled doors to the dining room.

Dining Room

Approx. 4.84m x 3.14m / 15ft 11" x 10ft 4"
Solid Brazilian hardwood flooring. Coving. Centre rose. Sliding patio door to the conservatory. Door to bar.

Playroom / Bar / Games room

Approx. 9.52 x 4.60m / 31ft 3" x 15ft 1"
A very spacious room with timber flooring and a feature red-brick wall. Currently configured as a full bar with cooler and bar taps, ideal for entertaining or simply relaxing with friends. This could be a very bright space as it stretches the full width of the house with a bay window to the front and French doors opening to the sun terrace at the back. Skylights could easily be added to the lofted ceiling.

Kitchen / Breakfast Room

Approx. 4.84m x 3.84m / 15ft 11" x 12ft 7"
Oak-fitted kitchen. Dishwasher. Built-in oven. Grill. Hob. Extractor fan. Breakfast bar. Tiled splash back. Part tiled and part wood flooring. Chrome inset lighting. Large kitchen window to conservatory and back garden. Door to utility room.

Utility Room

Approx. 3.78m x 1.80m / 12ft 5" x 5ft 11"
Tiled floor. Tiled splash back. Stainless steel sink unit. Ample storage space. Plumbed for washing machine and dryer. Door to back garden.

Conservatory

Approx. 6.98m x 2.88m / 22ft 11" x 9ft 5"
Panoramic views of the surrounding countryside. Wood flooring. Access to both sun terrace and patio. Double-glazing.

Downstairs Master Bedroom

Approx. 4.26m x 3.90m / 14ft 0" x 12ft 10"
Double windows to the front of the property. Fitted wardrobes. Vanity unit. T.V. point. Carpet.

En-suite

Approx. 2.34m x 1.42m / 7ft 8" x 4ft 8"
Tiled shower unit. WC. WHB with mirror and light.

Bedroom 5

Approx. 3.80m x 2.68m / 12ft 6" x 8ft 10"
Double bedroom to the rear. Free-standing wardrobes. Vanity unit. Carpet.

TV Room / Bedroom 6

Approx. 3.90m x 2.64m / 12ft 10" x 8ft 8"
Wood flooring. TV point. Window to front. Carpet.

Office / Bedroom 7

Approx. 3.78m x 2.50m / 12ft 5" x 8ft 2"
Carpet.

Downstairs Bathroom

Approx. 2.34m x 2.16m / 7ft 8" x 7ft 1"
Wood flooring. Tiled walls. WC. WHB. Bidet. Razor light. Raised bath with shower attachment.

Landing

Approx. 6.08m x 3.72m / 19ft 11" x 12ft 2"
Dormer window. Large double hot press with shelving. Attic access.

Upstairs Master Bedroom

Approx. 5.90m x 4.58m / 19ft 4" x 15ft 0"
Spacious walk-in wardrobe. Chrome inset lighting. Door to en-suite.



En-suite

Approx. 2.92m x 1.90m / 9ft 7" x 6ft 3"
WC. WHB. Double shower unit with electric shower. Access to eaves storage. Dormer window.

Bedroom 2

Approx. 5.18m x 4.42m / 17ft 0" x 14ft 6"
Dual-aspect, king-size bedroom. Dormer and gable windows. Door to bathroom.

Bedroom 3

Approx. 4.04m x 2.13m / 13ft 3" x 7ft 0"
Single bedroom. Dormer window.

Upstairs Bathroom

Approx. 4.18m x 2.13m / 13ft 9" x 7ft 0"
WC. WHB. Corner bath with shower fitting. Dormer window with view of the Palladian Bishops court House.

Double Garage

Approx. 7.75m x 7.75m / 25ft 6" x 25ft 6"
A large double garage with two up-and-over doors. Back door. Two windows. Loft stairs. Separate fuse board.

Gardens

The large, bright and completely private grounds extending c.0.6 acre, are landscaped and beautifully maintained with manicured lawns, unique flower beds and a colourful variety of plants. To the front there

is a sweeping driveway behind iron railings with classic, granite gate-piers topped with animal finials. To the rear, two bright patio areas, with views of the surrounding countryside, face a large lawn surrounded by mature hedging. For the children there is a basketball hoop on the gable end of the garage and a mature oak tree with a swing.

Floor Area

3,210 ft² / 298.3 m² plus garage

Year Built

c. 1989, conservatory and bar added c. 2007

BER Details

BER: **BER C1**
BER Number: 103890562
Energy Performance Indicator:
162.62 kWh/m²/yr

Planning and Title

This property has planning permission as an extended 7 bed home. Freehold Title.

Services

Mains water. Septic tank drainage. E.S.B. Telephone. Broadband connection. Satellite television.

Directions

From Dublin, proceed on the N7 motorway and take exit 6, signposted Kiltel/ Castlewarden (Castlewarden Golf Club). Cross over the flyover bridge and you'll come to a roundabout. Take the first exit into an unnamed cul-de-sac. Follow this road to the top of the hill, then turn left. The property is the first house on your right.



Crèche / Montessori

Castlewarden Montessori (near golf club)

Primary

Kill National School (school bus from gate)
Saplings Special School, Kill (for children with autism)
Scoil Chronain, Rathcoole (Gaelscoil)

Secondary

Holy Family Community School, Rathcoole
Clongowes Wood College, Clane
St. Mary's College, Naas
Gael Cholaiste Chill Dara, Naas





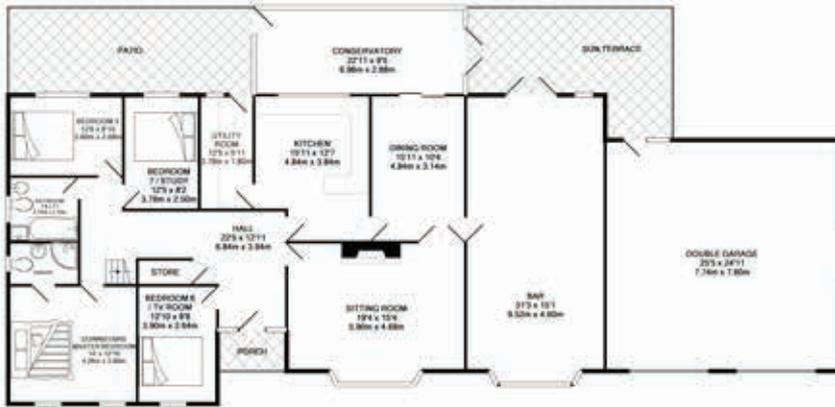
Spacious family home with large playroom/bar and double garage. Conveniently situated in the Dublin/Kildare green belt just 12 minutes drive from the M50 Red Cow interchange.

- Set on c. 0.6 acre (c. 0.24 Ha) of private landscaped gardens
 - Sunny conservatory and west facing back garden.
 - Tranquil setting – near the end of a cul-de-sac
 - Hilltop property with countryside views
- School bus from the gate to the new Kill National School.

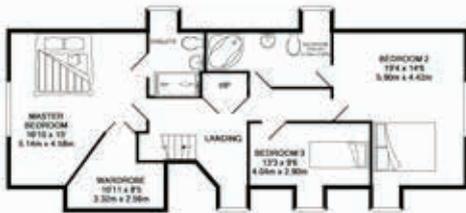


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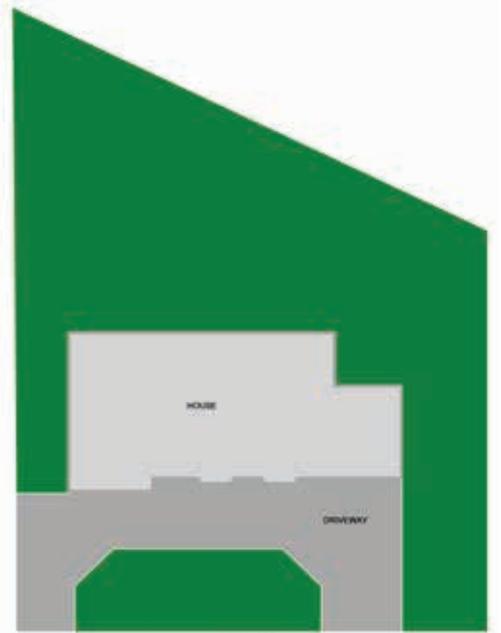
A U C T I O N E E R S



GROUND FLOOR



1ST FLOOR



SITE PLAN

TOTAL APPROX. FLOOR AREA 210 SQ.MTS (2082 SQ.FT.)
Measured to the centre of walls. Excludes conservatory and sun terrace.

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Stamp Duty Bracket

A rate of 1% applies for values up to €1,000,000. Any amount in excess of €1 million is charged at 2%.

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