

**Coonan**  
PROPERTY



**WOODLANDS HOUSE**  
Kellystown Lane, Leixlip, Co. Kildare  
on approx. 16 acres (6.5 ha)



# WOODLANDS HOUSE

- Truly unique residence set among approx. 16 acres (6.5 ha) of mature woodland along the banks of the Rye River, all just minutes from Leixlip, Maynooth and Celbridge
- Spacious home extending to approx. 290 sq.m (3,121.5 sq.ft) which briefly comprises 5 double bedrooms, 3 reception rooms, kitchen, utility room and 3 bathrooms
- The land extends to over 16 acres (6.5 ha) and is almost entirely woodland with the Rye River running the length of the southern boundary
- Superb location just minutes from Leixlip (2km), Maynooth (3km) and Celbridge (3km) offering an array of shops, schools, sports clubs and Maynooth University
- Carton House is also your neighbour and the Royal Canal Greenway is within walking distance
- The nearby M4 motorway as well as bus stops and Louisa Bridge train station offer easy access to Dublin City Centre, Airport and beyond

**For Sale by Private Treaty**



coonan.com





coonan.com



---

## **Accommodation**

### **Entrance Hallway**

6.56m x 5.46m

Oak timber floors, spilt level, double vaulted ceilings, open staircase and light fitting.

### **Guest W.C.**

1.92m x 2.57m

Timber floors, w.c., w.h.b., recessed lights and built in vanity unit.

### **Living Room**

6.14m x 6.1m

Oak timber floors, marble feature fireplace, light fitting and double doors leading onto patio and backyard.

### **Dining Room**

5.2m x 3.65m

Oak timber floors, light fitting, double doors leading onto patio and door leading into kitchen.

### **Kitchen**

6m x 4.33m

Oak timber floors, fitted wall and floor units, island with breakfast bar and storage unit, integrated bench with panoramic views of the woodlands and recessed lights.

### **Boot Room**

2.92m x 2.55m

Oak timber floors, storage units and light fitting.



---

## **Accommodation**

### **Utility Room**

2.24m x 2.9m

Oak timber floors, fitted units, sink and fully plumbed.

### **Sun Room**

5.96m x 3.9m

Oak timber floors, wood panelled ceiling, recessed lights,  
double doors leading to patio area and views over the woodland.

### **Bedroom 5**

3.28m x 5.1m

Oak timber floors, light fitting and wall lights.

### **Landing**

4m x 4.47m

Attic access off.

### **Master Bedroom**

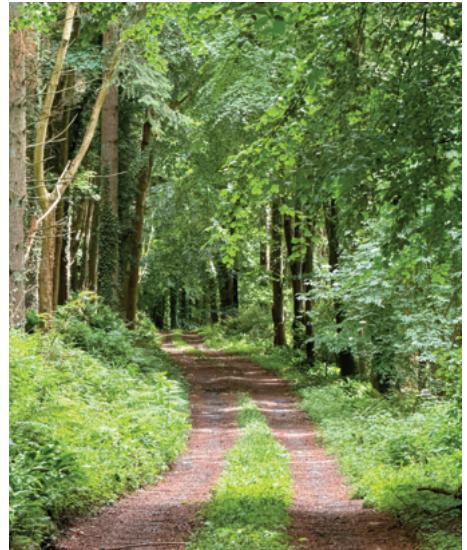
5.4m x 6m

Recessed lights.

### **Ensuite**

1.33m x 4.86m

Fully tiled, bath, w.c., w.h.b. and recessed lights.



---

## **Accommodation**

### **Bedroom 2**

5.02m x 3.96m

Recessed lights.

### **Bedroom 3**

5.12m x 3.3m

Recessed lights.

### **Bedroom 4**

3.6m x 6.1m

Recessed lights.

### **Bathroom**

2.08m x 4.42m

Timber floors, free standing bath, w.c., w.h.b. Velux window and recessed lights.





coonan.com

## FLOOR PLANS

Gross internal floor area approx. 290 sq.m

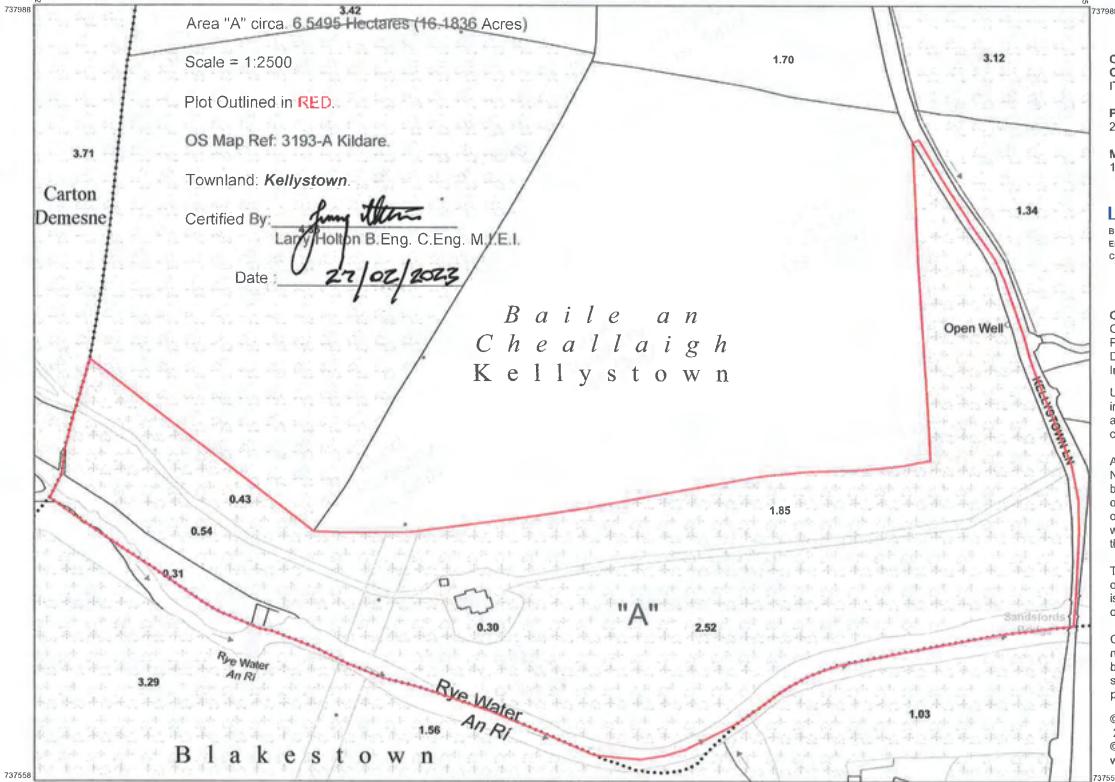


Ground Floor



First Floor

# Land Registry Compliant Map



Area "A" circa. 6.5495 Hectares (16.1836 Acres)

Scale = 1:2500

Plot Outlined in RED.

OS Map Ref: 3193-A Kildare.

Townland: Kellystown.

Certified By: *Larry Holton*  
Larry Holton B.Eng. C.Eng. M.I.E.I.

Date: *27/02/2023*

Baile an  
Cheallaigh  
Kellystown

**CENTRE COORDINATES:**  
ITM 697564,737773

**PUBLISHED:** 24/02/2023  
**ORDER NO.:** 50319844\_1

**MAP SERIES:** 1:2,500  
**MAP SHEETS:** 3193-A

**L O H Consulting Ltd**  
Ballinacorney,  
Enfield, Co. Meath. Mobil: 087 6342494  
e-mail: larryholton12020@gmail.com

**COMPILED AND PUBLISHED BY:**  
Ordnance Survey Ireland,  
Phoenix Park,  
Dublin 8,  
Ireland.

Unauthorised reproduction  
infringes Ordnance Survey Ireland  
and Government of Ireland  
copyright.

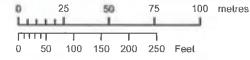
All rights reserved.  
No part of this publication may  
be copied, reproduced  
or transmitted in any form  
or by any means without the prior  
written permission of  
the copyright owners.

The representation on this map  
of a road, track or footpath  
is not evidence of the existence  
of a right of way.

Ordnance Survey maps  
never show legal property  
boundaries, nor do they  
show ownership of  
physical features.

© Suirbhéireacht Ordnáis Éireann,  
2023  
© Ordnance Survey Ireland, 2023  
[www.osi.ie/copyright](http://www.osi.ie/copyright)

**LEGEND:**  
<http://www.osi.ie>  
smach 'Large Scale Legends'



OUTPUT SCALE: 1:2,500

**CAPTURE RESOLUTION:**  
The map objects are only accurate to the  
resolution at which they were captured.  
Output scale is not indicative of data capture scale.  
Further information is available at:  
<http://www.osi.ie>; search 'Capture Resolution'





### **Additional Information**

Gross internal floor area approx. 290 sq.m  
Sits on approx. 16 acres (6.5 ha) of woodland  
Approx. 300 metres avenue from main road  
Electric gate access

### **Items included in sale:**

Carpets, curtains and lighting fittings.

### **Services**

Septic tank

Well water

Oil fired central heating



# Coonan

PROPERTY

## **DIRECTIONS**

Eircode: W23 X2NH

## **BER RATING**

TBA

## **VIEWING**

By prior appointment only

## **CONTACT INFORMATION**

Mick Wright or Will Coonan

T: 01 628 6128

E: [info@coonan.com](mailto:info@coonan.com)

PSRA registration no. 003764

The above particulars are issued by Coonan Property on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars which are issued for guidance only and the firm do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors for consideration but the contents of this brochure shall not be deemed to form the basis of any contract subsequently entered into. The vendor or lessor do not make, give or imply nor is Coonan Property or its staff authorized to make, give or imply any representation or warranty whatsoever in respect of this property. From time to time the Coonan Property may email you information about services available within the Group that we think may be of interest to you. If you do not wish to receive such emails simply forward this email with "Opt out" in the subject line to [info@coonan.com](mailto:info@coonan.com)

[coonan.com](http://coonan.com)