

Offering a home cinema, gym and heated indoor swimming pool.



SWIMMING POOL: 6.6m x 13.7m
wood panel ceiling, tiled floor and surround.
POOL LENGTH: 10.8m



OUTSIDE:

Approached by a double recessed entrance with electric gates to a sweeping tarmac drive with a profusion of shrubs, trees and plants encasing the driveway to the residence. The site stands on approximately 1.75 Acres (0.81 Hectares) of manicured landscaped gardens, mainly in lawn enclosed by trees and hedges offering complete privacy and a haven of peace and tranquility with lovely colour interspersed throughout the gardens with flower beds, shrubs, trees and plants.

To the rear of the residence is a wooden deck with feature pond and fountain surrounded by a paved area and waterfall which is a lovely area to sit out and relax. There is a separate entrance to the outbuildings with:

STORE 1: 14.3m x 6.65m

STORE 2: 14.3m x 10.47m including office (6.36m x 4.4m) with laminate floor and recessed lights.

SERVICES:

Mains water, septic tank drainage, oil fired central heating, phone, electricity, refuse collection and alarm.





Set amid manicured landscaped mature gardens.

FEATURES:

- PVC double glazed windows.
- Outside lighting and power points.
- Oil fired central heating.
- PVC fascias/soffits.
- Electric gates with intercom.
- C.1.75 Acres with manicured landscaped gardens.
- Feature pond with fountain and waterfall.
- External walls pumped with insulation. Additional attic insulation.
- Outbuildings containing c.245 sq. m. (2,637 sq. ft.) including office.
- Indoor heated swimming pool.
- Self contained 2 bedroom apartment.
- Gym and home entertainment room.

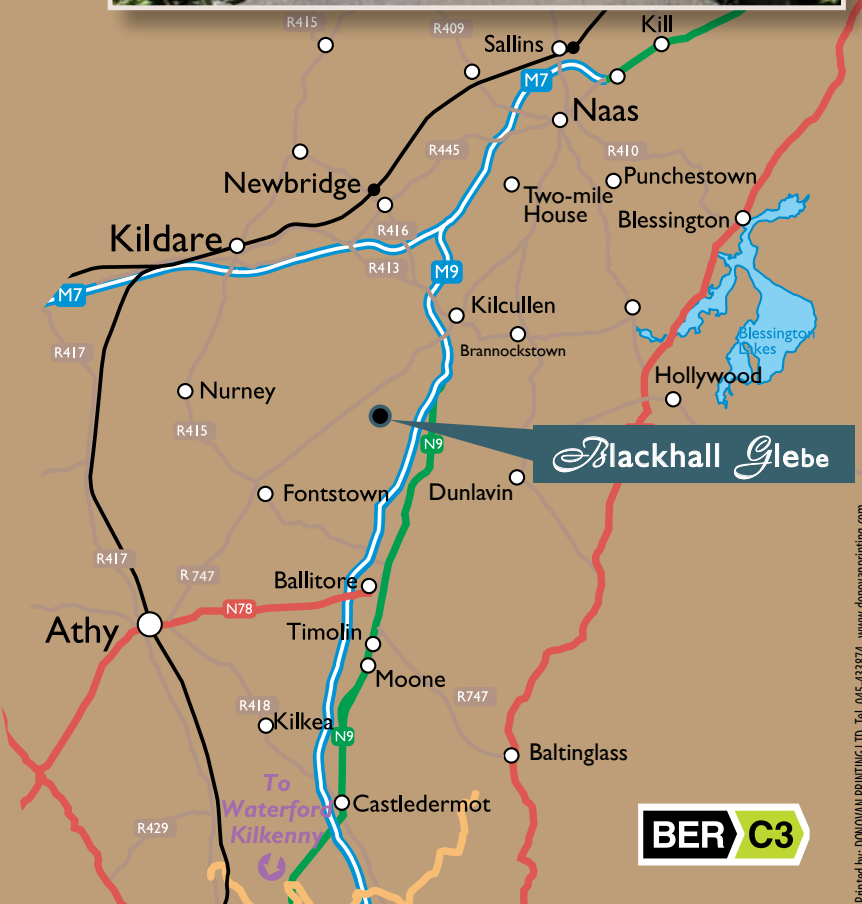


SOLICITOR:

Brendan Weldon & Company,
Meadowbrook House, Moone, Co. Kildare.

DIRECTIONS:

From Dublin take the M9. Continue on and take the Kilcullen Exit. Take a right turn at exit and continue on the Athy Road for approximate 1m and take left as sign posted for Calverstown. Continue through the village of Calverstown, passing The Stream Inn on the right hand side. Blackhall Glebe is approximately 1m outside Calverstown Village on the left hand side.



Blackhall Glebe

BER C3

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FOR SALE BY PRIVATE TREATY

BLACKHALL GLEBE

CALVERSTOWN, KILCULLEN, CO. KILDARE.

*Exceptional Detached Family Home with Indoor Swimming Pool
set amid c.1.75 Acres of Mature Landscaped Gardens.*



BER C3

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Luxurious family accommodation...

BLACKHALL GLEBE

CALVERSTOWN, KILCULLEN, CO. KILDARE.

Blackhall Glebe is approached via a double recessed entrance with electric gates to a sweeping tarmac drive set amid c.1.75 Acres of manicured landscaped garden enclosed by trees and hedges offering a private haven of peace and tranquility. The gardens are a feature of the property with lawns, flowerbeds, shrubs, feature pond surrounded by paving and wooden deck. The property is presented in show-house condition with spacious well proportioned light filled accommodation extending to c. 6,650 sq. ft. offering an ideal family home which must be viewed to be appreciated. The property also provides some special features including a gym, home entertainment room and indoor heated swimming pool along with a self contained 2 bedroom apartment.

Situated in an excellent sought after rural setting c.2 km from Calverstown and 7 km from the M9 Motorway access at Kilcullen. The surrounding towns of Newbridge, Naas and Kildare are within a 10

minute drive offering an excellent array of amenities with banks, post office, pubs, restaurants and superb shopping to include Dunnes, Tesco's, Penneys, T.K. Maxx, Woodies, Newbridge Silverware, B & Q, Heaton's, Boots, Lidl, Aldi, Harvey Normans, Currys, Whitewater shopping centre with 60 retail outlets, food-court and cinema and the Kildare retail outlet village which offers designer outlets with discounted prices.

The area has a wealth of sporting activities, situated in the heart of the Bloodstock industry with racing in the Curragh, Naas and Punchestown, rugby, GAA, swimming, canoeing, fishing, leisure centres, hockey, soccer, basketball, tennis, horse riding and some fine golf courses including Athy, Carlow, Dunmurray Springs, the Curragh, Naas and the world famous K-Club which hosted the 2006 Ryder Cup all within a 20 minute drive.



ACCOMMODATION:

ENTRANCE HALL: 5.54m x 2.44m

Double front door, ornate coving, recessed lights, Canadian red oak solid floor, double vertical cut glass doors to;

DRAWINGROOM: 5.45m x 8.44m

Feature split level drop, Canadian red oak solid floor, feature pine fireplace, patio doors leading to patio area, coving and TV point.

KITCHEN/FAMILY ROOM: 5.53m x 8.67m

Ceramic tiled floor, modern fitted kitchen, stainless steel splashback, granite worktop, breakfast counter, top of the range appliances including Miele induction hob, Neff extractor fan, Miele dishwasher, integrated Miele coffee machine, Neff oven, Neff American style fridge freezer, Franke sink with waste disposal unit, coving, recessed lighting, under counter lighting and Neff microwave oven.

FAMILY AREA: Solid fuel stove, TV point, wired for surround sound, recessed lighting.

BACK HALL: 5.7m x 1.28m

Doors leading to

CENTRAL COURTYARD: 5.52m x 5.53m

Tiled floor, recessed outdoor lighting, external power point, outside tap.

UTILITY ROOM: 2.37m x 3.85m

Tiled floor & partial wall tiling, coving, recessed lighting, white fitted units with timber worktop, sink, Bosch washing machine, Bosch dryer, fridge.

DININGROOM: 5.54m x 3.63m

Coving, feature Canadian oak timber floor.



FAMILY BATHROOM: 3.03m x 3.68m

Italian marble floor, recessed shelving with lights, Italian marble mosaic tiling, recessed lighting, large shower, bath w.c., w.h.b.

BED 1: 3.66m x 3.92m

Laminate floor, decorative coving, built in wardrobe.

ENSUITE: Fully tiled floor and walls, hansgrohe suite incorporating, w.c., w.h.b., shower with recessed lighting.

BEDROOM 2: 3.81m x 3.10m

Built-in wardrobes, coving and solid wood floor.

SHARED TOILET: w.c., w.h.b., fully tiled and coving.

BEDROOM 3: 2.3m x 3.81m

Built-in wardrobes, coving, solid wood floor, telephone and internet points.





MASTER SUITE:

ENTRANCE LOBBY: 3.13m x 3.13m

Canadian oak floor, recessed lighting.

WALK-IN WARDROBE 1: 3.85m x 2.15m

Canadian oak flooring, recessed lighting, fully shelved and railed.

WALK-IN WARDROBE 2: 3.89m x 1.8m

Canadian oak flooring, recessed lighting, fully shelved and railed.

MASTER BEDROOM: 5.73m x 5.12m

Canadian oak flooring, recessed lighting, double doors leading to decking and panoramic view of the pond.

ENSUITE: Under floor heating Italian marble wall and floor tiling, designer bathroom suite comprising whb, w.c., bath, shower unit and heated towel rail.

GYM: 5.60m x 3.04m

Canadian oak floor, recessed lights.

HOME ENTERTAINMENT ROOM: 13.2m x 4.97m

Incorporates home cinema projector system, surround sound, extensive shelving, split level with feature under step lighting, overlooking pool, access to pool.

GUEST WC: Slate floor, mosaic wall tiling, wc, whb.

SERVICE AREA/PLANT AREA: 2.8m x 7.37m

Timber ceiling, recessed lighting, fitted cupboards.

SAUNA ROOM: 3.16m x 3.59m

Recessed spots, tiled floor, sauna.

CONSERVATORY/SUNROOM: 6.95m x 3.06m

Tiled floor, spot lights, Jacuzzi, sliding patio doors to garden.

APARTMENT: (self contained)

KITCHEN: 5.0m x 2.26m

Stainless steel units incorporating wooden counter top, fridge freezer, built-in presses, Zanussi oven, hob, extractor fan, recessed light and tiled floor.

BED 1: 5.18m x 3.5m

Solid wood floor, TV point,

ENSUITE: Slate floor, wall tiling, hot towel rail, w.c., w.h.b., walk-in shower.

LIVINGROOM: 3.13m x 4.76m

Laminate floor, TV point, door leading to patio area.

BED 2: 3.62m x 3.61m

Laminate floor.

ENSUITE: w.c., w.h.b., walk-in shower, fully tiled floor and walls, heated towel rail.

