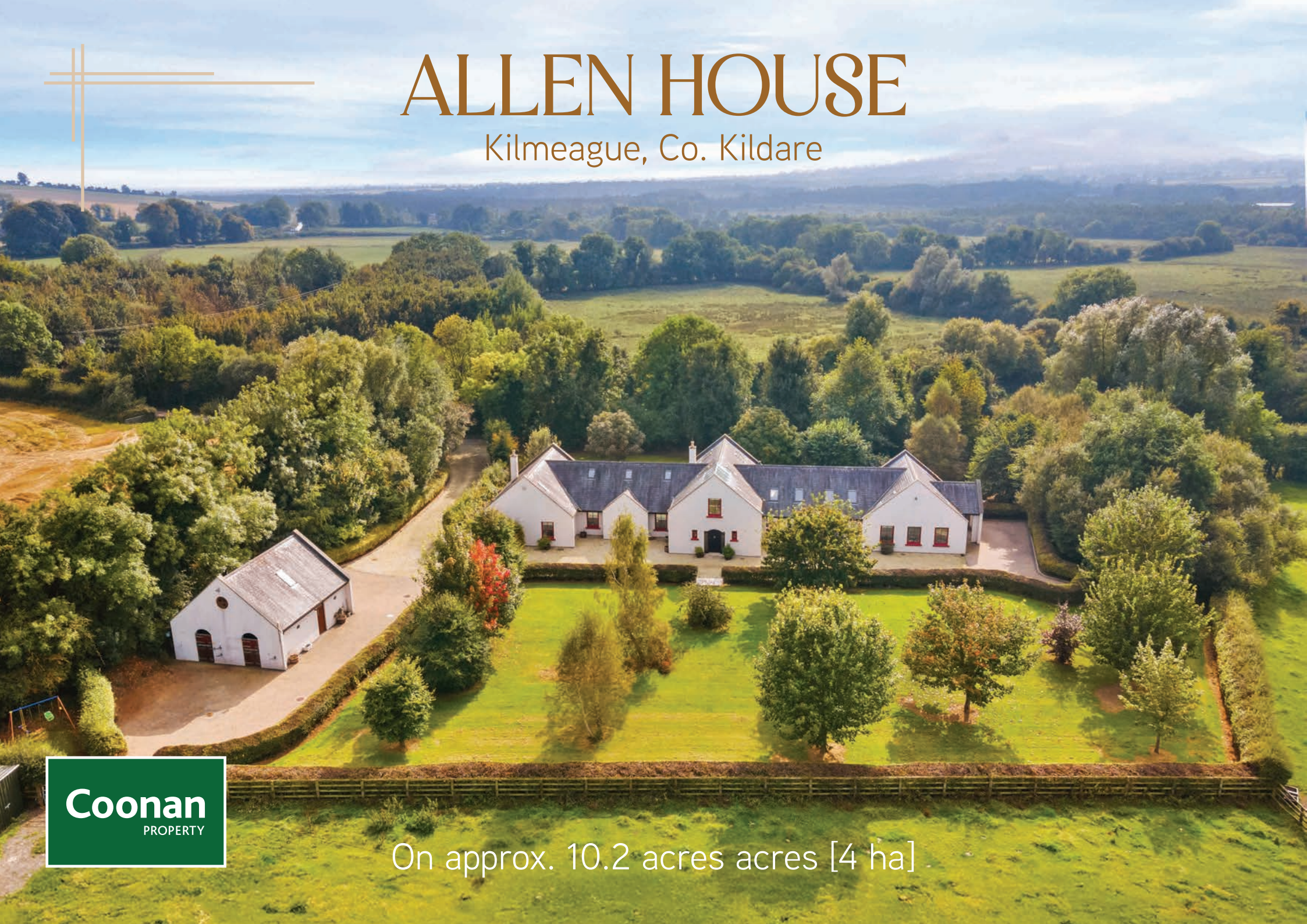




ALLEN HOUSE

Kilmeague, Co. Kildare

Coonan
PROPERTY

On approx. 10.2 acres [4 ha]

ALLEN HOUSE

Kilmeague, Co. Kildare

Stunning country residence extending to
approx. 4,520 sq.ft. (420 sq.m.)
sitting on approximately 10.2 acres (4 ha)

- Superb additional non habitable spaces extending to 1,668.4 sq.ft. (155 sq m.)
- Allen House combines classical proportions with a contemporary architectural structure. The stunning interior showcases a double-height entrance hall, bespoke double-glazed sash windows, Georgian style interior doors, handcrafted ceiling mouldings, geothermal underfloor heating, Carrara marble fireplace and a four-oven AGA, are just a few of the many exceptional features that define this remarkable home
- Accommodation comprises of entrance hallway, drawing room, kitchen/dining cum living room, tv/playroom, working kitchen, tack room, two guest bathrooms, mezzanine, office, laundry/linen room, four bedrooms two of which are master suites and two double bedrooms with shared Jack & Jill bathroom
- Lands are laid out in three paddocks. The two larger paddocks are post and railed with water drinkers and have access to an extensive 3 sided shed with rubber matting and water drinkers. Ideal for livestock summer or winter. The third paddock is very sheltered with water drinkers
- Double garage with cobble lock surround featuring porthole windows and two large stables to the rear adjacent to the paddocks
- Only 20 25 minutes to Naas, Newbridge, and Kildare train stations & town centres; close to schools, Kildare Village & Kerry Group Headquarters. Excellent connectivity via the motorways via M7/M9/M50 for convenient access to Dublin and main arterial routes
- Local bus services stop at the end of the lane providing services to some of the local Primary and Secondary schools. Other bus services from Kilmeague village service Clane, Prosperous, Newbridge and Maynooth University

ALLEN HOUSE

Aerial View





Designed with a clever eye for orientation

Designed with a clever eye for orientation and detail Allen House, built in c.2008, boasts period style features and classical proportions. Distinctive features include blue Bangor slate roof & Monocouche plaster exterior finish.

The curved walls, high ceilings & angles create visually appealing spaces. Flooded with natural light and built with orientation in mind, capturing the sunlight throughout the day from the master suite bathed in morning light from the east to the beautiful south facing reception rooms.

Sun drenched flagstone terraces, one of which dates back to the 1800's reclaimed from the Dairy of the Royal School in Cavan.

A wide-angle photograph of a gravelled driveway leading towards a large, light-colored house with a dark roof and multiple chimneys. The driveway is flanked on the left by a dense, mature hedge of beech and whitethorn trees, which also forms a tunnel-like effect further down the path. The right side of the driveway is bordered by a low concrete curb and more trees. The sky is blue with some light clouds. In the top left corner, there is a white graphic element consisting of a crosshair with a horizontal line extending to the right.

Entrance to the Residence

A gravelled driveway gracefully frames the property. Mature Beech and Whitethorn hedging provides complete privacy.

The gardens are laid out mostly in lawns surrounded by mature beech and white torn hedging. There are many mature trees of interesting varieties. A haven for nature, bird song and a natural pheasant habitat.





Entrance Hall

The impressive double height entrance hall features a striking 8 panel roof window which allows natural light to flood in setting the tone for the light filled interior. Engineered oak flooring and classic ceiling mouldings which also extends to the bedroom wing.

ALLEN HOUSE

Accommodation Ground Floor

Guest Bathroom

Tastefully tiled Travertine floor and walls including Imperidor marble feature, w.c. & wash hand basin.

Understairs Closet

With engineered oak flooring.

Double Doors Opening to Drawing Room

Drawing Room

A large elegant room graced with a period Carrara marble fireplace (coal effect gas fire). Bespoke ceiling mouldings, Handcrafted French doors opening onto patio area with salvaged flagstones. Double doors also lead to the kitchen cum living area, making this space versatile for entertaining.

Kitchen/Dining & Living Area

With a southerly aspect and striking double-height ceiling, the room is flooded with natural light. Handcrafted French doors open onto a spacious flagstone patio, seamlessly connecting the indoors with the outdoors. The kitchen is centred around a generous island topped with granite, complemented by a wide selection of built-in units also finished with granite worktops. A four-oven Aga (A.I.M.S) and double Franke sinks enhance both functionality and style. Two of the Velux windows are auto-close which further brighten the space. The Spanish limestone flooring continues into the adjoining seating area a cosy retreat with lowered ceilings, a glass-enclosed coal-effect gas fire with copper canopy, and a distinctive granite hearth.









ALLEN HOUSE

Accommodation Ground Floor

Rear Hallway

Spanish limestone flooring continues & traditional half door to outside porch.

Working Kitchen

Spanish limestone floor continues, fully fitted with a range of units complimented by granite worktops. Double Franke sink, sash window, stainless steel extractor hood fan, hob, heating control unit.

TV/Playroom

Continued limestone floors, Sash windows.

Guest Bathroom

Semi tiled walls & floors with the same limestone tiles, sash window, w.c. and wash hand basin.

Tack Room/Boot Room

Limestone floors continue, well fitted with a range of saddle and bridle racks. Stainless steel sink unit and concealed utility with washing machine. Easy access to the rear of the property with charming half door.

Bedroom Wing located off the main hall

Features curved walls, sash windows and engineered oak flooring.

Principle Master Suite

A luxurious bedroom featuring high ceiling, bespoke mouldings and sash windows creates a sense of space and grandeur, The addition of a coal-effect gas fireplace enhances the room's warmth and comfort.

Ensuite

Spacious and thoughtfully designed includes sunken in marble deep soaking bath with jacuzzi jets. Large walk in shower/wet room, mosaic tile floor, twin Villeroy & Bock wash hand basins, concealed w.c. Heated towel rail. The tumbled Travertine floor and marble tiling come together to make it a luxurious space. Various lighting options.

Dressing Room

Dressing room offering ample hanging space along with a variety of well-designed storage solutions.

Bedroom 2

Double bedroom with built in wardrobes.

Jack & Jill Bathroom

Large walk in wet room shower featuring polished Jura limestone walls and natural Mosaic tiled floor twin wash hand basins (Villeroy & Bock) w.c., tumbled Travertine floor.

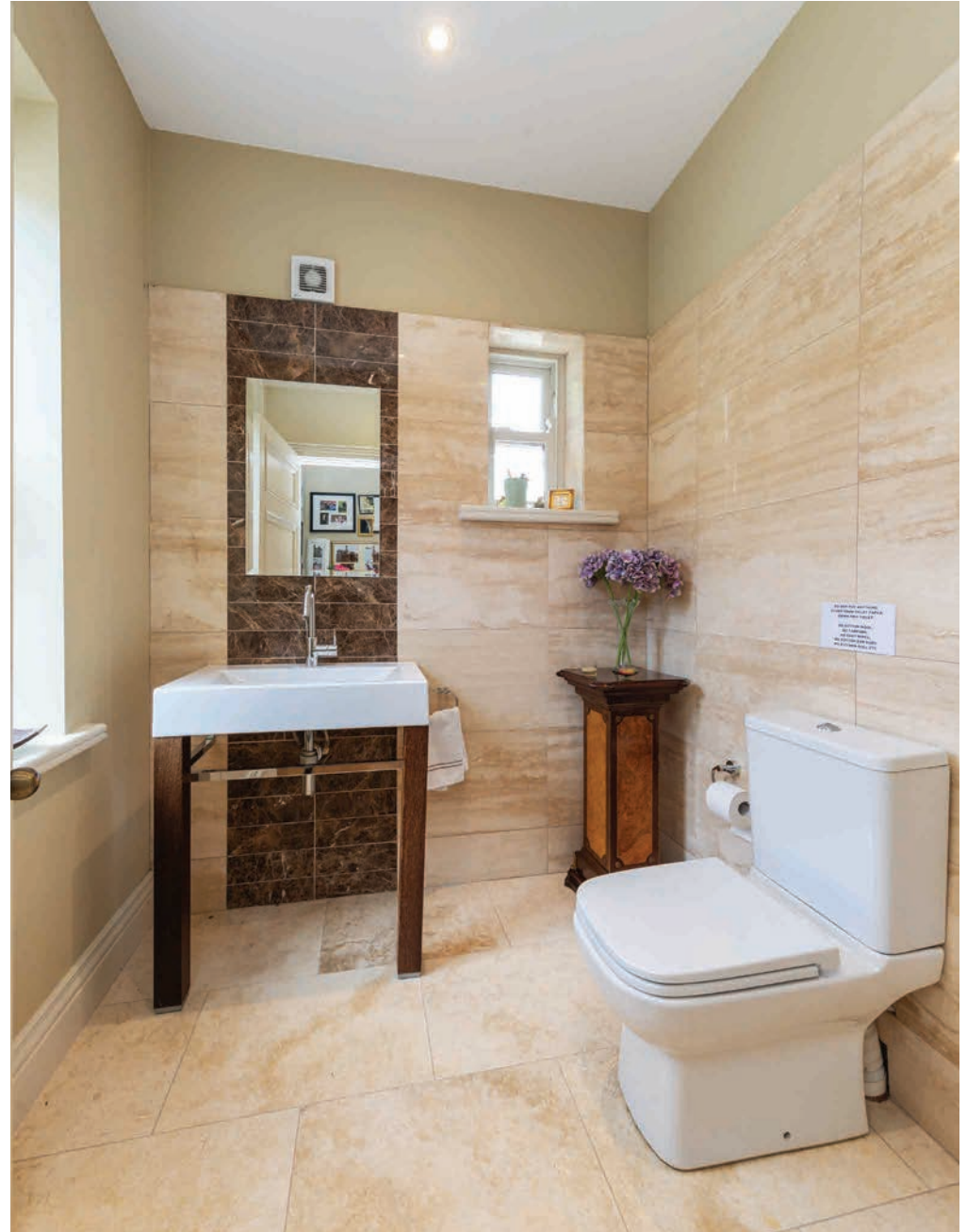
Bedroom 3

Double bedroom with built in wardrobes.

Laundry/Linen Room

Cleverly located with built in units, washing machine & dryer and stainless-steel sink unit, limestone flooring.







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Accommodation First Floor

Upstairs

Hand crafted staircase from the entrance hall leading to the upstairs which is complemented by the tumbled travertine floors:

Second Master Suite (Fourth bedroom)

The pitched ceilings, Velux windows and French doors to decorative balcony makes this room cosy spacious and interesting. Built in wardrobes, integrated drawers and bookcase. Lovely views.

Bathroom

Tumbled Travertine floor, Velux window, bath with separate shower, w.c. & wash hand basin

Mezzanine

A lovely space overlooking the kitchen ideal for cosy reading or hobbies. Tumbled Travertine floors.

Office

Travertine floor, integrated cabinets

Attic Room a super additional space

Multiple Velux windows and tumbled Travertine floor.

Second first floor area from rear hallway

A back staircase from the rear hallway leads to an additional space which features floor tiling throughout, laid out to provide a lovely bright well-appointed room to suit a variety of uses, home office/teenage den. Adjoining bathroom with w.c. wash hand basin and large walk-in tiled shower.



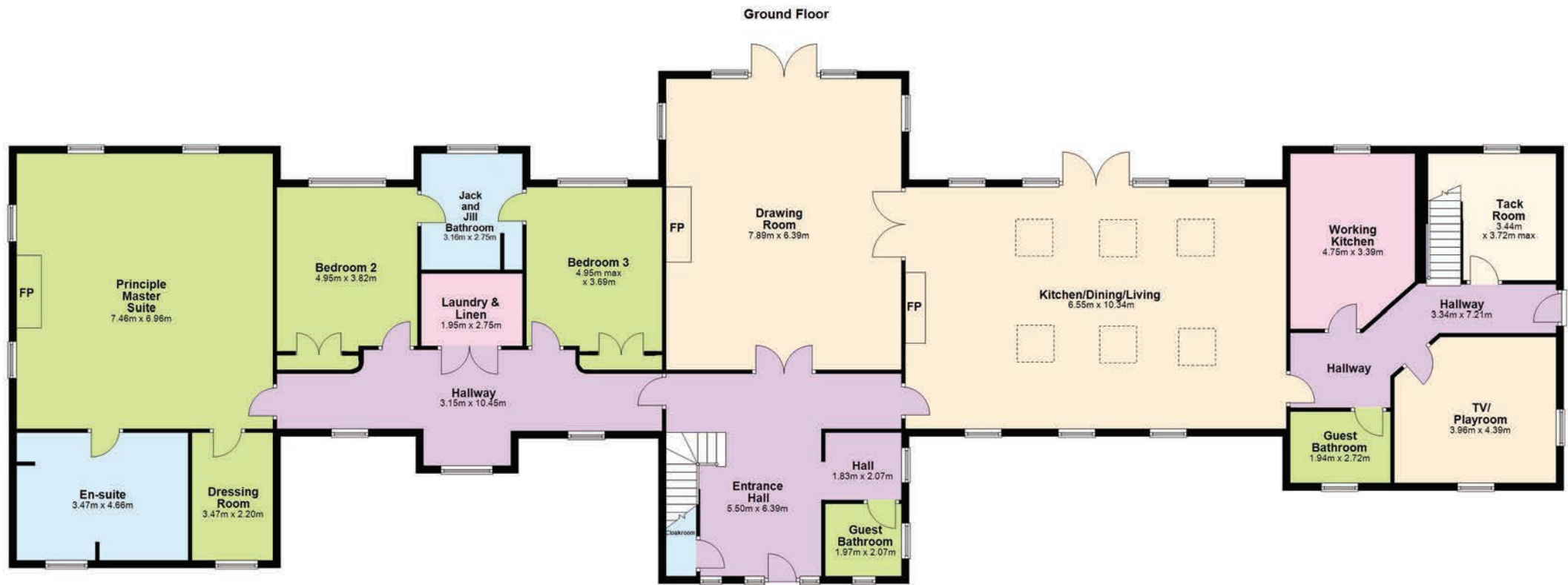




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Floor Plan Ground Floor

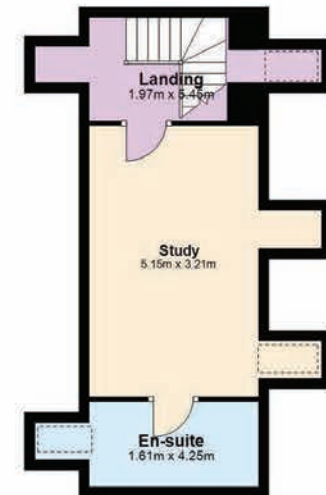
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ALLEN HOUSE

Floor Plan First Floor

Stunning country residence extending to approx. 4,520 sq.ft. (420 sq.m.)



ALLEN HOUSE

Features

- Designed with a clever eye for orientation and detail
- Curved walls & angles create visually appealing spaces
- Monocouche plaster exterior finish
- Period features with classical proportions in a modern structure
- Built in 2008
- Bespoke Georgian style interior doors throughout with antique brass furnishings.
- Bespoke sash windows throughout (double glazed), many with picture perfect views.
- Bespoke ceiling mouldings by the Old Mould Co. - crafted on site.
- Thoughtfully laid out with adaptable spacious and open plan options.
- Blue Bangor slate roof on house and garage/stable block.
- Recessed lighting in many of the rooms.
- Two sun drenched south facing terrace areas.
- Built in surround sound system in hall and drawing room.
- Lamps co-ordinated to central switch.
- Black out blinds in all bedrooms
- Fully fitted alarm system.
- Bulk gas tank services the gas fires.
- Geothermal underfloor heating throughout



ALLEN HOUSE

Gardens and Grounds



Garage & Stables

This entire area is all cobble locked.

Garage

Garage has large double doors & feature porthole windows to the front & rear, side door, stainless steel sink, electricity supply, staircase leads to loft storage area.

Stables

Two large stables featuring rubber matting, drinkers and half doors.



Lands

Lands are laid out in three paddocks. The two larger paddocks are post and railed with water drinkers and have access to an extensive 3 sided shed with rubber matting, water drinkers, ideal for livestock summer or winter. They are also adjacent to the stables. The smaller paddock is very sheltered with water drinkers.

Gardens & Grounds

Allen House provides a haven of seclusion offering extensive well-maintained grounds with lawns, mature beech and whitethorn hedging, a variety of native trees and planting, includes a small orchard. A winding cobble lock pathway invites you to explore the wonderful wildlife, natural pheasant habitat & bird sanctuary that is Allen House.



Directions W91 KFD0





PSRA No.: 003764.

Viewing

By appointment at any reasonable hour

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Type of Transaction

For Sale by Private Treaty

Guide Price €1,350,000

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