

# FOR SALE

By Private Treaty



Tuckmilltown, Straffan, Co. Kildare, W23 H2D7

GUIDE PRICE: €825,000



4



2



155 Sq.m.



JORDAN 

## DETACHED 4 BED BUNGALOW WITH EQUESTRIAN FACILITIES ON C. 4.93 ACRES

**Lot 1: Residence, yard and equestrian facilities on approximately 1.11 acre - Guide Price: €675,000**

**Lot 2: Lands extending to approximately 3.82 acres – Guide Price: €150,000**

**Lot 3: The Entire holding - Guide Price: €825,000**

The property comprises an impressive, detached bungalow extending to approximately 155 sq. m. (1,668 sq. ft.), approached via recessed electric gates and a sweeping tarmac driveway through mature landscaped grounds. Set well back from the road, the residence enjoys a private setting surrounded by extensive lawns, specimen trees and mature hedging.

Constructed in the 1970's, the accommodation is thoughtfully laid out and includes a number of fine reception rooms together with four well-proportioned bedrooms, ideally suited to comfortable family living in one of County Kildare's most sought-after residential locations.

The mature gardens greatly enhance the overall appeal of the property, while a range of ancillary accommodation includes a double garage, plumbed utility room and outside toilet.

Equestrian facilities comprise two stables with lighting, a small paddock and an American Barn incorporating four additional stables. The lands extend to approximately 4.93 acres and benefits from extensive road frontage onto two roads. The property is being offered for sale in lots, providing a variety of options for prospective purchasers.

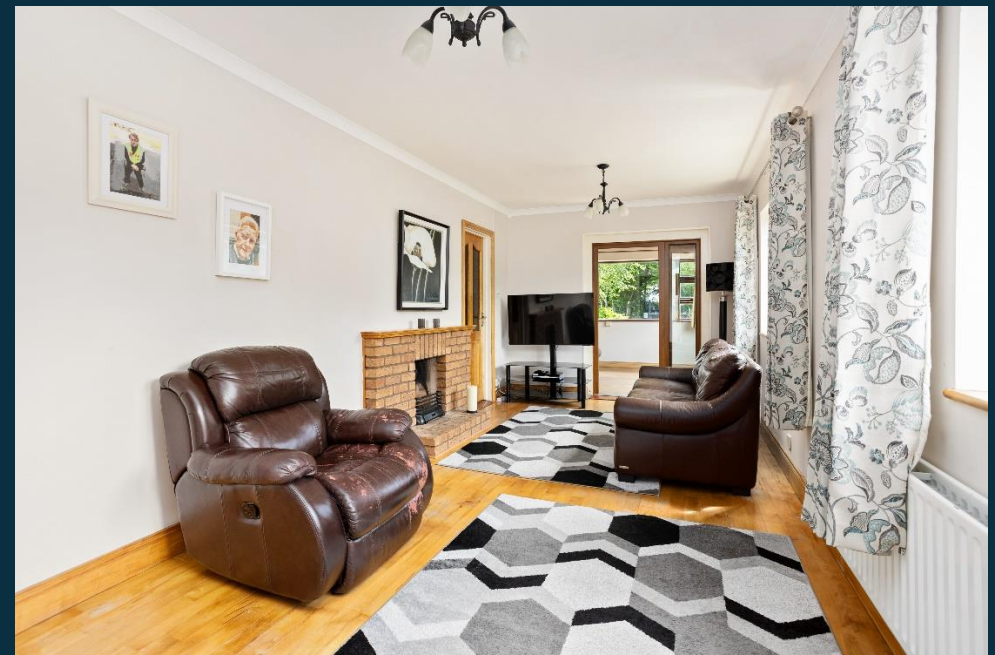


Tuckmilltown enjoys an exceptional setting in one of County Kildare's most sought-after residential locations, positioned between the prestigious villages of Straffan and Ardclough. Renowned for their attractive countryside surroundings, strong community atmosphere and quality homes, both locations are regarded as prime addresses within the Dublin commuter belt. Straffan Village, approximately 4km away, offers an excellent selection of cafés, restaurants, schools, boutique hospitality and leisure amenities, including the world-renowned K Club, while nearby Ardclough, approximately 5km distant, is admired for its scenic setting along the Grand Canal and relaxed village atmosphere.

The location offers the perfect balance of peaceful country living and outstanding accessibility. The M4 and M7 motorways are easily reached, allowing Dublin City Centre to be accessed in approximately 35 minutes, while Dublin Airport is within a 40-minute drive. Maynooth, Celbridge, Naas and Newbridge are all within comfortable commuting distance, with rail services available from nearby Sallins and Hazelhatch providing regular connections to Dublin City.

For the equestrian purchaser, the property is ideally positioned within the heart of Ireland's thoroughbred county, with unrivalled access to some of the country's leading racing, breeding and bloodstock facilities. The Curragh Racecourse, Punchestown Racecourse and Naas Racecourse are all within convenient reach, while the renowned Goffs sales complex is easily accessible. The surrounding area is home to many of Ireland's premier stud farms, training establishments and equestrian enterprises, further enhancing the appeal of this superbly located property.

The accommodation is bright, spacious and well laid out extending to approximately 155 sq. m. (1,668 sq. ft.). A welcoming entrance hall features exposed brick detailing, part panelled ceiling, timber flooring and recessed lighting, setting the tone for the character and warmth evident throughout the home.



The drawing room is a particularly attractive reception space with a large window overlooking the mature gardens, filling the room with natural light and features an open fireplace together with decorative coving. A separate playroom/home office with panelled ceiling and timber flooring opens through to the living room, which also benefits from timber flooring, decorative coving and an open fireplace, creating an ideal family and entertaining space.

The kitchen is bright and functional, fitted with a range of built-in units together with stainless steel sink, oven, hob and extractor unit. The room also features tiled flooring and decorative coving. To the rear, there is a back hall with direct access to the garden together with a cloakroom. The guest bathroom is fully tiled and fitted with w.c., wash hand basin and power shower.

There are four well-proportioned bedrooms, all benefiting from built-in wardrobes, timber flooring and coving. The main bathroom is fully tiled and fitted with w.c., wash hand basin, bath, power shower and heated towel rail. Additional storage is provided via a Stira attic stairs accessing the attic space above.

#### LAND:

The lands are currently all laid out in grass and comprise approximately 4.93 acres in total, divided into three well-defined paddocks with extensive road frontage onto two roads. The lands are of excellent quality and are ideally suited to a variety of agricultural, equestrian or hobby farming uses. The lands benefit from a grant of planning permission under Kildare County Council Ref. No. 21/1526 for two detached houses (restricted to the applicants).



## Accommodation

### **Entrance Hall (5.58ft x 14.76ft) 1.70m x 4.50m**

Bright entrance hall with part tiled and timber flooring, exposed brick feature wall, part panelled timber ceiling, coving and recessed spot lighting.

### **Drawing Room (15.09ft x 11.48ft) 4.60m x 3.50m**

Fine reception room with large window overlooking the gardens, decorative coving and open fireplace.

### **Office/Playroom (15.42ft x 9.51ft) 4.70m x 2.90m**

Versatile room with panelled timber ceiling, timber flooring and connecting door to living room.

### **Living Room (9.51ft x 20.01ft) 2.90m x 6.10m**

Spacious reception room with timber flooring, decorative coving and open fireplace.

### **Kitchen (16.08ft x 13.78ft) 4.90m x 4.20m**

Bright kitchen fitted with built-in units, stainless steel sink, oven, hob and extractor unit together with tiled flooring and coving.

**Hotpress** Fully shelved hot press providing excellent storage.

### **Back Hall (8.53ft x 6.56ft) 2.60m x 2.00m**

Rear hallway with cloakroom and door leading to garden.

### **Guest Bathroom (6.56ft x 6.89ft) 2.00m x 2.10m**

Fully tiled and fitted with w.c., wash hand basin and power shower.

### **Bedroom 1 (10.50ft x 10.50ft) 3.20m x 3.20m**

Double bedroom with timber flooring, coving and built-in wardrobes.

### **Bedroom 2 (6.89ft x 9.84ft) 2.10m x 3.00m**

Bedroom with timber flooring, coving and built-in wardrobes.



## Accommodation (Cont/d)

### Bedroom 3 (10.17ft x 9.84ft) 3.10m x 3.00m

Bedroom with timber flooring, coving and built-in wardrobes.

### Bedroom 4 (8.53ft x 11.48ft) 2.60m x 3.50m

Bedroom with timber flooring, coving and built-in wardrobes.

### Family Bathroom (5.91ft x 4.59ft) 1.80m x 1.40m

Fully tiled bathroom fitted with w.c., wash hand basin, bath, power shower and heated towel rail.

## Features

- Detached bungalow extending to approx. 155 sq. m. (1,668 sq. ft.)
- Mature private setting on approx. 4.93 acres
- Prestigious Straffan / Ardclough location
- Electric gated entrance and sweeping driveway
- Four bedrooms and multiple reception rooms
- Extensive mature gardens and specimen trees
- Double garage and ancillary accommodation
- American Barn with 4 stables plus 2 additional loose boxes
- Three paddocks with road frontage onto two roads
- Planning Permission granted on lands (Ref: 21/1526)
- Convenient access to Dublin City, Airport, M4 & M7
- Excellent equestrian and bloodstock location
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## Inclusions

TBC

## Services

Oil fired central heating, ESB, private well, septic tank, refuse collection and electric gates.



## Outside

The gardens and grounds are a particularly attractive feature of the property, comprising extensive manicured lawns, raised flower beds, mature hedging and specimen trees which together create a wonderfully private and tranquil setting.

The property enjoys pleasant views towards the historic Oughterard Castle, burial place of Arthur Guinness further enhancing the appeal and character of this mature countryside residence. Accessed via electric gates, a sweeping tarmacadam avenue leads through the grounds to the residence, providing an impressive sense of arrival. To the rear of the house there is a sunny patio area which enjoys excellent privacy and serves as an ideal outdoor entertaining and relaxation space.

The property also benefits from an excellent range of ancillary accommodation and equestrian facilities. A detached double garage with up-and-over doors, concrete floor and ESB supply provides excellent storage and workspace which is further complemented by a plumbed utility for washer and dryer together with an adjoining outside toilet and sink.

Equestrian facilities include two loose boxes with lighting together with a small paddock adjoining the American Barn, making it ideally suited for ponies or hobby equestrian use. The American Barn incorporates four stables and offers excellent versatility with potential for a variety of equestrian, storage or ancillary uses depending on a purchaser's requirements.

## Negotiator | Clive Kavanagh

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## Viewings

Strictly by prior appointment only





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